



**CREDAI**

**E-NEWSLETTER**

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**MAY 2025**

# TABLE OF CONTENTS

03 Chairman's Message

04 President's Message

---

08 CREDAI Andhra Pradesh

12 CREDAI Karnataka

14 CREDAI Kerala

17 CREDAI Madhya Pradesh

18 CREDAI Maharashtra

19 CREDAI MCHI

21 CREDAI National Capital Region

26 CREDAI Tamil Nadu

30 CREDAI Telangana

32 CREDAI West Bengal

---

33 CREDAI Youth Wing Highlights

35 Social Media Highlights

36 CREDAI in News

37 Industry News



## Dear Members,

As the real estate sector evolves, it is encouraging to see a growing alignment between policy direction and the practical needs of the industry. The recent push towards digital documentation represents a forward-thinking shift that closely aligns with CREDAI's long-standing vision for a transparent, technology-driven, and efficient ecosystem.

Digitization of approvals, integration with land records, and the push for standardized digital formats mark a significant move towards reducing procedural complexities and enhancing accountability. These measures not only streamline operations but also build trust and consistency across the ecosystem.

At the same time, CREDAI is equally committed to environmental stewardship. In partnership with the RAAH Foundation, we are launching a large-scale reforestation initiative, beginning with the restoration of 9,000 acres of land near Nashik, Maharashtra. This ambitious effort underscores our focus on driving meaningful environmental impact by restoring critical ecosystems and strengthening India's climate resilience.

CREDAI has consistently advocated for such systemic reforms and initiatives that align with the evolving needs of the sector. As implementation moves forward—both in terms of digitization and sustainable development—we remain committed to supporting these transitions by working closely with stakeholders and equipping our members to adapt effectively.

Such steps reaffirm the shared goal of a real estate industry that is agile, compliant, and in step with India's broader digital and environmental transformation.

**Warm Regards,  
Boman Irani**

# President's Message



## Dear President's,

India's real estate sector is undergoing a transformative phase, marked by progressive reforms that aim to enhance transparency, improve Ease of Doing Business, and foster sustainable urban development. These reforms are timely and essential for unlocking the sector's full potential as a key driver of economic growth.

At CREDAI, our vision is deeply aligned with these national priorities. Through our continued engagement with key ministries and stakeholders, we are working to support and shape policies that promote sustainability, encourage skill development, reform outdated processes, and enable green construction practices.

Our 5-point agenda reflects this commitment—focusing on regulatory simplification, technology adoption, workforce skilling, environmental responsibility, and inclusive housing. The policy shifts underway resonate strongly with this approach and reaffirm the government's intent to create a more efficient and growth-oriented ecosystem.

CREDAI remains committed to being a collaborative partner in this journey, ensuring that the voice of the industry contributes meaningfully to building a future-ready, transparent, and resilient real estate sector.

**Warm Regards,  
Shekhar G Patel**

### CREDAI National Vision:

- Skilling 5 lakh workers across the country
- Driving sustainability through the Green India Council
- Building India's first national Real Estate Data Analytics Centre
- Easing and reducing the cost of doing business
- Redefining affordable housing to meet today's economic realities



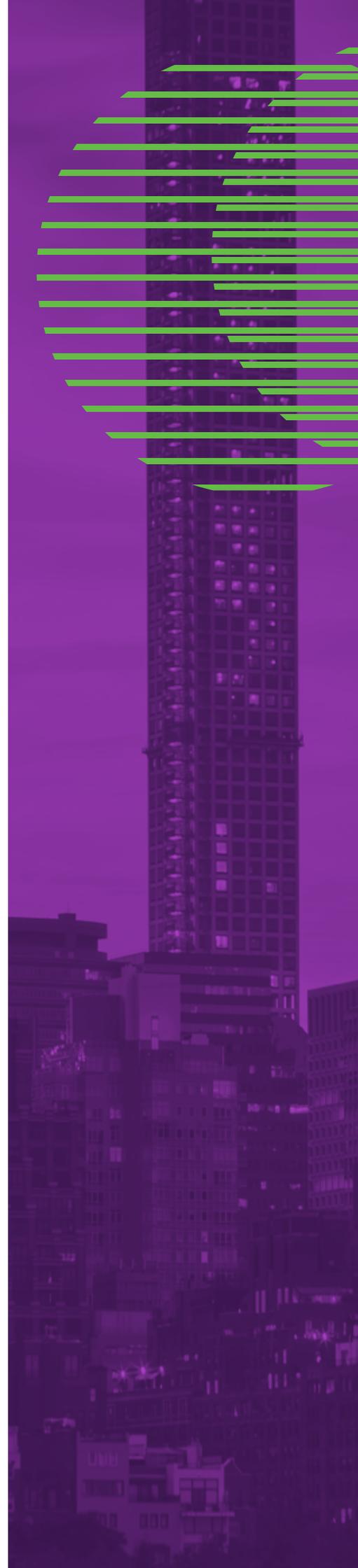
S No	Ministry	Subject	Synopsis
01	Meeting with Mr. Amar Singh, Private Secretary to the Hon'ble Minister for Environment	To discuss recommendations for streamlining the Environmental Clearance (EC) process and enhancing Ease of Doing Business (EoDB) in the real estate sector.	<p>The President and Director General met Mr. Amar Singh, Private Secretary to the Hon'ble Minister for Environment, to present CREDAI's recommendations for streamlining the Environmental Clearance (EC) process and enhancing Ease of Doing Business (EoDB) in the real estate sector. The discussion was constructive, with Mr. Singh providing valuable inputs. A formal representation, developed in consultation with the CREDAI Environment Committee, will be submitted shortly.</p> <p>Additionally, the President briefed on CREDAI's reforestation initiative. The Ministry expressed willingness to collaborate on identifying areas requiring reforestation support.</p>
02	Ms. Sonal Mishra, Additional Secretary, Skill Development and Entrepreneurship (MSDE)	To explore CREDAI's role in spearheading skilling initiatives for construction workers across real estate, infrastructure, and overseas markets.	<p>The President, Mr. Ranjit Naiknavare, Mr. Kapil Trimal, and Director General met Ms. Sonal Mishra, Additional Secretary, to explore CREDAI's role in spearheading skilling initiatives for construction workers across real estate, infrastructure, and overseas markets. Ms. Mishra appreciated CREDAI's leadership in this domain and requested support in revising Standard Operating Procedures (SoPs) to better address sector-specific skilling challenges.</p>
03	Meeting with Mr. Kuldip Narayan, Joint Secretary, MoHUA	Meeting with Mr. Kuldip Narayan, Joint Secretary, MoHUA CREDAI's recommendations aimed at promoting Ease of Doing Business in the real estate sector.	<p>The President and Director General met Mr. Kuldip Narayan, Joint Secretary, MoHUA, to present CREDAI's recommendations aimed at promoting Ease of Doing Business in the real estate sector. Key points included the need for uniform FSI and RERA area definitions, revisiting affordable housing thresholds, and implementing an online building plan approval process.</p> <p>MoHUA expressed keen interest in understanding challenges faced by developers, especially regarding RERA registration. A detailed presentation covering various aspects of EoDB, RERA-related challenges, and potential solutions has been requested for the Secretary of MoHUA in June 2025.</p>

# CREDAI Committee Meetings



S No	Activity
01	The CYW Executive Members' call was held on 2nd May to finalize the committee member list.
02	CREDAI Urban Development Committee meeting held on 2nd May to address regulatory, safety, and approval process challenges.
03	CREDAI Expansion and Strengthening Committee met on 5th May to assess chapter growth and engagement.
04	CREDAI Emerging Cities Committee meeting held on 6th May to address challenges and opportunities in tier 2 and 3 cities. Key discussions included financing hurdles, inconsistent digital approval systems, and infrastructure gaps.
05	CREDAI Finance Committee meeting held on 14th May to address financial reporting challenges and improve transparency. Members discussed delays in data submission, non-uniform practices, and the need for standardization.
06	CREDAI Civil Aviation Committee met on 30th May to address challenges in real estate development near airport zones, especially delays in height clearances from AAI and DGCA. Members proposed unified submission processes and digital integration to streamline NOC approvals.
07	The meeting of Events & Sponsorship Committee took place on 29th May to discuss the upcoming event scheduled for 11th - 13th September in Singapore.
08	PR Committee meeting held on 15th May to finalize the new PR and social media partner.
09	CYW National Heads Meeting to discuss CYW EC Meet to be held on 14th June in Goa.
10	The first Zoom meeting of the App Development and Promotion Committee was held on 3rd May 2025. The agenda focused on reviewing the current status of the app and discussing potential enhancements.

# State Chapter's Activities





**Managing Committee Meeting**

The First Managing Committee (MC) Meeting of CREDAI Andhra Pradesh for the 2025–2027 term was held on May 13, 2025.

The meeting addressed key concerns raised by various chapters and officially ratified the inclusion of the Amaravathi chapter into the CREDAI Andhra Pradesh network.



**CREDAI Guntur Chapter Office Bearers Met Mayor Kovelamudi Ravindra**

CREDAI Guntur Chapter Office Bearers Congratulate Mayor Kovelamudi Ravindra and Discuss Key Urban Infrastructure Initiatives on May 4, 2025.



**Installation Ceremony of Newly Elected CREDAI Andhra Pradesh Office Bearers (2025–27)**

The installation ceremony of the newly appointed CREDAI Andhra Pradesh office bearers for the 2025–2027 term was held on May 13, 2025. The event began with the traditional lamp-lighting ceremony, symbolizing a new beginning and collective commitment to progress.

This was followed by the oath-taking ceremony of the newly elected office bearers. The event was also joined by Hon'ble Minister of Municipal Administration and Urban Development, Sri P. Narayana, & Hon'ble Minister for Mines, Geology, and Excise, Sri Kollu Ravindra Garu, and other distinguished ministers, who were warmly felicitated during the ceremony. The occasion was further graced by CREDAI National President-Elect Sri G. Ram Reddy, CREDAI Karnataka President Sri Bhaskar Nagarappa, and other distinguished officials.



**CREDAI Vizianagaram Explores Innovation with Study Tour of Bhogapuram Greenfield Airport**

CREDAI Vizianagaram's study tour of Bhogapuram Greenfield Airport on May 7, 2025, provided members with valuable insights into the latest developments and innovative infrastructure shaping the region's growth.



**Engagement with Sri Madireddy Pratap on Strengthening Fire Safety Norms and Building Setbacks**

On May 16, 2025, an engagement was held with Sri Madireddy Pratap to discuss enhancing fire safety norms and building setback regulations.

The meeting focused on identifying practical measures to improve safety standards and ensure compliance across developments.



**CREDAI Visakhapatnam Chapter held its second regular meeting**

CREDAI Visakhapatnam Chapter held its second regular meeting on May 5, 2025, where members discussed ongoing projects, upcoming initiatives, and strategies to promote sustainable development in the region.



**Clothing Distribution Drive**

CREDAI organized a clothing distribution drive under its 'Wall of Kindness' initiative in Jakkampudi, Vijayawada, on May 18, 2025. The event provided essential winter wear to underprivileged families, reinforcing CREDAI's commitment to community welfare and social responsibility.



**3rd MC Meeting of CREDAI Vizianagaram**

The 3rd Managing Committee Meeting of CREDAI Vizianagaram for the 2025–27 term was held on May 13, 2025.

The meeting focused on reviewing ongoing projects, addressing member concerns, and planning future initiatives to promote sustainable growth and development in the region.



**The 6th Edition of the CREDAI Kurnool Property Show**

The grand inauguration of the 6th Edition of the CREDAI Kurnool Property Show was held on May 23, 2025.

The event showcased a wide range of real estate projects, attracting homebuyers, investors, and stakeholders, and highlighting the city's growing potential as a real estate hub.



**CREDAI Visakhapatnam and LVPEI Unite for 'Whitathon 2025' to Raise Awareness on Childhood Eye Cancer**

**Meeting with DTCP Director Smt. R.J. Vidyulatha & Additional Director Sri Srinivasu**

On 23rd May, a productive meeting was held with DTCP Director Smt. R.J. Vidyulatha and Additional Director Sri Srinivasu to discuss the proposed amendments to building rules.

The discussions focused on streamlining regulations, improving implementation processes, and ensuring greater clarity and efficiency in urban development guidelines.

CREDAI Visakhapatnam partnered with LV Prasad Eye Institute (LVPEI) for 'Whitathon 2025' on May 28, 2025, to raise awareness about childhood eye cancer.

The initiative aimed to educate the public about early detection and the importance of timely treatment, while promoting community engagement through a meaningful health-focused event.



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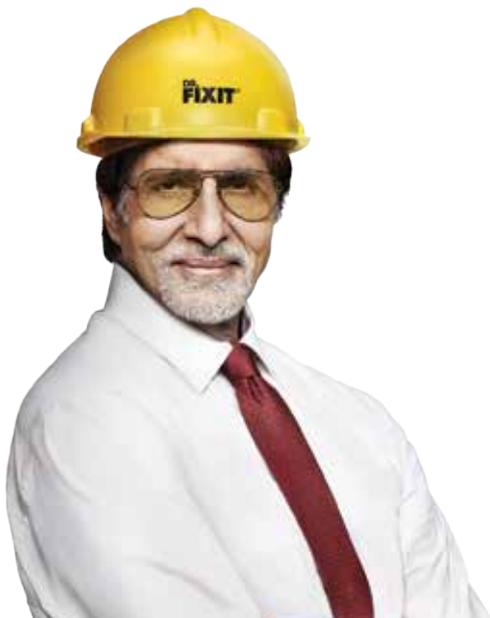
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**CREDAI Bidar Celebrated Labour Day in Association with ICI Bidar**

CREDAI Bidar celebrated Labour Day on May 1st in association with ICI Bidar at the Mayur Convention Hall, Bidar.

The event was inaugurated by Sri Bandeppa Khashempur, Honourable Ex-Minister, Government of Karnataka, and featured activities recognizing the contributions of the workforce to the construction sector.



**Meeting with Sri. Tushar Giri Nath, Addl. Chief Secretary, Urban Development Department, GoK**

On May 23, 2025, CREDAI Bengaluru President Sri Zayd Noaman, along with Governing Body members, held a meeting with Sri Tushar Giri Nath, Additional Chief Secretary, Urban Development Department, Government of Karnataka.

The discussion was productive, focusing on key urban planning and policy matters.



**CREDAI Bengaluru President Sri. Zayd Noaman along with GB members met Sri. Maheshwar Rao, IAS, the Chief Commissioner, BBMP**

On May 21, 2025, CREDAI Bengaluru President Sri Zayd Noaman, along with Governing Body members, held a meeting with Sri Maheshwar Rao, IAS, Chief Commissioner of BBMP, to discuss key urban development and regulatory matters concerning the city.



### **CREDAI Karnataka Expansion Committee Engages with Developers in Gadag, Bellary & Raichur**

On May 24 and 25, 2025, the CREDAI Karnataka Expansion Committee, led by Sri Rajendra Mutagekar, visited the cities of Gadag, Bellary, and Raichur, where they held fruitful meetings with local developers. The discussions focused on potential collaboration and expanding CREDAI's presence in the region.



**GC meeting held at the House of CREDAI**

On 3rd May, the GC meeting was held at the House of CREDAI, bringing together key office bearers and members to deliberate on strategic initiatives and ongoing developments within the organization.



**District level meeting with the Chief Minister**

On 23rd May, a meeting with the CM at the district-level, as part of the fourth anniversary celebrations of the second Pinarayi Vijayan-led government was attended by CREDAI Kerala GC Members Mr. Suresh Kumar, Mr. Arun Unnithan and Mr. V.S. Jayachandran at the Jimmy George Indoor Stadium, Trivandrum.

Questions were asked about PCB, KMBR, JD Power of Attorney, BTR.



**CREDAI Kerala Installation Ceremony**

On 29th May, the CREDAI Kerala Installation Ceremony for the new office bearers for the 2025–27 tenure was held at Hycinth Hotels, Trivandrum. The event was graced by Chief Guest Mr. Shekhar G. Patel, President – CREDAI National; Dr. B. Sandhya IPS (Retd.), Member – K-RERA; and Guest of Honour Mr. M.A. Mehaboob, Vice President – CREDAI South Zone.

Mr. Roy Peter was elected as Chairman, Mr. Rajan K as Vice Chairman, Mr. Arun Kumar K as Secretary General, Mr. Roy Joseph as Treasurer, and Mr. K. Rajeev as Joint Secretary for the new term.



**Meeting with Kerala Chief Minister**

On 30th May, President of CREDAI National, Mr. Shekhar G. Patel, met with the Chief Minister of Kerala, Shri Pinarayi Vijayan, in Trivandrum, accompanied by CREDAI Kerala Chairman Mr. Roy Peter and Convenor General Mr. S.N. Raghuchandran Nair.

The discussion focused on key issues including affordable housing, skill development, and tree plantation initiatives.

### **Meeting with Additional Chief Secretary**

On 24th May, an online meeting with Additional Chief Secretary (Home & Vigilance) to discuss about extension of validity of Fire NOC and fire inspection by accredited third parties, as part of the implementation of the recommendations of SBRAP 2024 was attended by CREDAI Kerala Office bearers and CEO.

### **Representation letter to Chief Secretary, Revenue**

On 27th May, a representation letter given by CREDAI Kerala, to the additional Chief Secretary, Revenue, with regard to further clarifications required on the SOP issued by the department against the amendments brought out to Kerala Building Tax Act.



**Site visit by CREDAI members to the Vizhinjam International Transshipment Deepwater Multipurpose Seaport**

On 30th May, CREDAI Kerala members visited the Vizhinjam International Transshipment Deepwater Multipurpose Seaport to understand the scale, progress, and potential impact of the project on regional development and logistics infrastructure. The visit offered valuable insights into one of India's most ambitious port developments.

**CREDAI Kochi Youth Wing Installation Ceremony**

On 3rd May, the CREDAI Kochi Youth Wing held the Installation Ceremony of its newly elected office bearers for the 2025–27 tenure at Taj Vivanta, Kochi. The event was graced by Chief Guest Shri Loknath Behera (Retd. IPS), Managing Director of KMRL, and Guest of Honour & Installation Officer Mr. M.A. Mehaboob, Vice President of CREDAI South Zone. Mr. Jagan Shankar was elected as City Co-ordinator, and Mr. Paul Thomas Mathew as Secretary.



**CREDAI Kochi Installation Ceremony**

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Mr. Edward George P. was elected as President, Mr. K. Anil Varma as Secretary, Mr. K.T. Mathew as Treasurer, and Mr. Joseph John as Joint Secretary.



**CREDAI Trivandrum Installation Ceremony**

The Installation Ceremony of the new office bearers of CREDAI Trivandrum for the 2025–27 tenure was held on 29th May at Hycinth Hotels, Trivandrum.

The event was graced by Chief Guest Mr. Shekhar G. Patel, President, CREDAI National, and Guest of Honour Mr. M.A. Mehaboob, Vice President – CREDAI South Zone.

The newly inducted team includes Mr. Arun Aiyappan Unnithan as President, Mr. Pradeep P. as Vice President, Mr. Digvijay Singh as Secretary, Mr. Advait R.S. as Treasurer, and Mr. Suhas M.S. as Joint Secretary.



### **Meeting with Builders' Association of India (BAI)**

On 6th May, CREDAI Kerala CEO, Mr. Sethunath, participated in a key meeting convened by the Builders' Association of India (BAI) to discuss the proposed wage revision for loading and unloading workers in Ernakulam District.

The discussions focused on addressing the concerns of stakeholders and ensuring a balanced approach towards fair wages while maintaining operational sustainability for the construction sector.

### **Seminar on "Ensuring DCRs: A Technical Awareness Session"**

CREDAI Kerala CEO, Mr. Sethunath, attended the seminar on "Ensuring DCRs: A Technical Awareness Session," held on 7th May at Aluva Town Hall.

The event was organized by LENSFED in association with the Local Self Government (LSG) Department and aimed to enhance awareness and clarity on the application of Development Control Regulations among industry professionals.

### **Training session of the labour law training series conducted by FRICL**

CREDAI Kochi President, Mr. Edward George P., attended the first online training session of the labour law training series conducted by FRICL on 28th May.

The session focused on the "Kerala Shops & Commercial Establishments Act, 1960 with Latest Amendments" and was led by Advocate Little Treesa.

### **Installation Ceremony CREDAI Kerala and CREDAI Trivandrum Youth Wing**

On 29th May, the Installation Ceremony of the newly elected office bearers of CREDAI Kerala and CREDAI Trivandrum Youth Wing for the 2025–27 tenure was held at Hycinth Hotels, Trivandrum.

The event was graced by Chief Guest Mr. Shekhar G. Patel, President, CREDAI National, and Guest of Honour Mr. M.A. Mehaboob, Vice President, CREDAI South Zone.

The newly elected office bearers of the CREDAI Kerala Youth Wing are Ms. Arathy Varma as State Co-ordinator and Mr. Isaac C. Roy as State Secretary. For the CREDAI Trivandrum Youth Wing, Mr. Nikhil Suresh was elected as City Co-ordinator and Mr. Dhanush Pradeep as Secretary.



## **Seminar on Promoting Green and Sustainable Cities**

The Madhya Pradesh Housing & Infrastructure Development Board organized a seminar where Mr. Manoj Singh Meek, President of CREDAI Bhopal, was invited as a distinguished speaker. The seminar, titled “Promoting Green and Sustainable Cities,” was held on 17th May 2025 at Hotel Marriott, Bhopal.

In his address, titled “Capital First: Sustainable Urban Development for a Resilient Bhopal,” he emphasized the importance of strategic urban planning, the integration of heritage and ecology, and outlined the transformative vision of KamaalKaBhopal—a blueprint for driving climate-conscious and inclusive urban growth in the capital city.



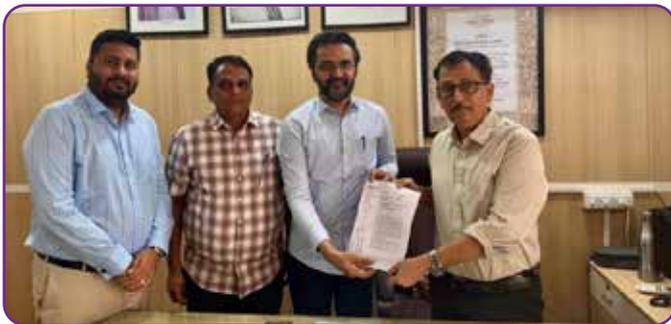
**CREDAI-Amravati Installation Ceremony**

The Installation Ceremony of the newly elected President and Secretary of CREDAI-Amravati was held on 3rd May in the presence of President Mr. Prafulla Taware, past presidents of CREDAI Maharashtra Mr. Santadas Chawla and Mr. Prashant Sarode, Vice Presidents Mr. Sunil Kotwal and Mr. Dinesh Dhage, Treasurer Mr. Surendra Bhoite, Joint Secretary Mr. Nilesh Thakare, and other distinguished members.



**Installation Ceremony of CREDAI-Nagpur**

On 3rd May, the Installation Ceremony of the newly elected President and Secretary of CREDAI-Nagpur was held in the presence of CREDAI Maharashtra Past President Mr. Santadas Chawla, Vice Presidents Mr. Sunil Kotwal and Mr. Dinesh Dhage, Hon. Secretary Mr. Ashish Pokharna, Joint Secretary Mr. Shishir Doite, and other esteemed members.



**Meeting on the Regulations Pertaining to the Conservation Zone**

On 9th May, UD TP/MC Convener Krunal Patil and Co-Convener Vijay Mangaonkar, along with Hon. Secretary Ashish Pokharna, attended a hearing with Joint Director Ram Pawar of TP.



**CREDAI Jalna Installation Ceremony**

On 18th May, CREDAI Jalna held the installation ceremony for the newly elected President and Secretary, attended by Ms. Pratibha Bhadane, Hon'ble Director of Town Planning, Vice President Sunil Kotwal, and others.



**Meeting with Joint Director of Town Planning**

On 28th May, the CREDAI Chhatrapati Sambhajnagar team visited the Joint Director of Town Planning and strongly objected to the proposed reduction in road width.

A formal objection was submitted, highlighting the adverse impact this change would have on the city's planned development.



**CREDAI Maharashtra Managing Committee Meeting**

Committee Meeting, which witnessed the participation of over 140 members from across the state.

The meeting focused on key issues concerning the real estate sector, policy updates, and future initiatives.



**CREDAI-MCHI hosts expert panel to decode Bombay High Court's GST relief verdict on redevelopment projects**

On 8th May 2025 CREDAI-MCHI hosted a focused knowledge seminar at its Mumbai office to decode the implications of the recent Bombay High Court order in the matter of M/s Shrinivasa Realcon Pvt. Ltd. vs. Deputy Commissioner, Anti-Evasion Branch, a ruling that has delivered significant GST relief for homeowners involved in redevelopment projects.

The seminar featured insights from Mr. Sunny Bijlani (CREDAI-MCHI), Mr. Rohit Jain, and Mr. Harsh Shah (ELP). Mr. Bijlani emphasized the need to resolve GST-related ambiguity and excessive development charges to unlock Mumbai's redevelopment potential. Mr. Shah warned against misinterpretation of court rulings, noting that GST risks remain unless clarified by the GST Council or a larger bench. Mr. Jain highlighted how cascading GST layers are making projects unviable, calling for urgent tax reclassification of development rights.

With over 25,000 buildings in MMR eligible for redevelopment, the judgment is expected to boost urban renewal. CREDAI-MCHI reaffirmed its commitment to supporting redevelopment with clearer frameworks and announced the second edition of the EODR Exhibition to drive awareness and solutions.



**CREDAI-MCHI, in collaboration with MPCB and WRI India, conducts a capacity-building workshop**

In a step toward cleaner urban development, On 9th may CREDAI-MCHI, in collaboration with the Maharashtra Pollution Control Board (MPCB) and WRI India, hosted a Capacity Building Workshop on Air Pollution Mitigation at Construction Sites. The session brought together engineers, safety officers, and project managers from across MMR to strengthen on-ground implementation of dust control measures.

Key focus areas included fogging, wheel washing, and enclosing dust-generating activities, along with the adoption of real-time air quality monitoring and compliance tracking. Experts from WRI India led technical sessions on using cost-effective tools and aligning with MPCB guidelines.

Revati Shidhaye (BMC), Keval Valambhia (CREDAI-MCHI), and Sree Kumar Kumaraswamy (WRI India) emphasized the urgent need for sustainable construction practices that prioritize public health and environmental responsibility.

CREDAI-MCHI reaffirmed its commitment to promoting green construction and continuing collaboration with civic authorities to build a cleaner, healthier Mumbai.

The workshop was attended by over 35 developers and their staff.



**CREDAI MCHI Delegation Meets Hon'ble Environment Minister Smt. Pankaja Munde**

On 17th May, a delegation led by Shri Boman Irani (Past President, CREDAI-MCHI and Chairman, CREDAI National), along with Shri Dhaval Ajmera (Hon. Secretary, CREDAI-MCHI), Shri Rushi Mehta, Shri Madan Jain (President, CREDAI-MCHI Navi Mumbai Unit), Shri Rajesh Prajapati, Shri Rajesh

Gupta (President, CREDAI-MCHI Kalyan-Dombivli Unit), Shri Keval Valambhia, and Shri Harish Gupta, met with Hon'ble Environment Minister Smt. Pankaja Munde to discuss critical environmental concerns affecting the real estate sector.

The discussion focused on expediting hearings and the issuance of NOCs for CRZ-related redevelopment proposals, evaluating non-CPA/SPA projects based on the updated MPCB CEPI scores in line with recent High Court directions, and presenting a joint CREDAI-MCHI and CREDAI National proposal to plant one million trees along the Coastal Road Project and in the Western Ghats.

The Hon'ble Minister assured the delegation of a positive review and offered her valuable guidance on all matters raised.



**Meeting with Shri Rajendra Mirgane, Chairman Advisory Committee, Housing Department**

On May 18th, the meeting with Shri Rajendra Mirgane, Chairman Advisory Committee, Housing Department was attended by Shri Keval Valambhia (Chief Operations Officer) and few Office bearers of PEATA.

Shri Rajendra Mirgane informed about the role of the advisory committee in resolving issues related to self-redevelopment, MHADA and SRA projects. He presented a detailed report to Hon'ble Chief Minister Shri Devendra Fadnavis on the issues related to redevelopment of project and now he has been requested to submit report on issues related to SRA after consultation from all the stakeholders. Accordingly, PEATA and CREDAI-MCHI explained him several issues such as increase in the TDR compensation, issues in the funnel zone, GST on rehab component, valuation of Private land encroach by slum dwellers, digitization of records etc.

Shri Rajendra Mirgane took note of all the points and informed that a second round of meeting will be called to discuss all these issues in detail so that a report can be presented to Hon'ble Chief Minister.



**Health Camp organized by CREDAI-MCHI Women's Wing**

CREDAI-MCHI Women's Wing conducted a Health Camp on 30th May 2025 in association with Vasantha Memorial Trust for Cancer Awareness and raised awareness on the harmful and deadly effects of tobacco use on World No Tobacco Day which is celebrated in this month worldwide.

Health camp was conducted at Puranik Rumah Bali at Thane.

The camp witnessed whole -hearted & enthusiastic participation of 100 plus construction labourers.

Ms. Jesal Shah -Hon Chairperson, CREDAI-MCHI Women's Wing present at the camp acknowledged and appreciated the efforts put in by Smt Jayalakshmi and team.

# CREDAI NATIONAL CAPITAL REGION



## CREDAI NCR – Haryana Zonal Chapter GBM

The General Body Meeting of CREDAI NCR – Haryana Zonal Chapter, held on 7th May at Hotel Westin, marked a significant step forward in reinforcing industry unity and addressing pressing challenges. Shri Manish Agarwal was unanimously appointed as President for the 2025–2027 term, along with other office bearers, bringing in a dynamic leadership team backed by a strong Governing Council.

A major concern raised was the recent issuance of arrest warrants by HARERA, prompting the House to propose urgent dialogue with the Hon'ble Chief Minister and Housing Minister to seek reforms including mediation mechanisms and protection of civil liberties. Delays due to the non-functional Haryana EIA Committee were also discussed, with a resolution to escalate the matter with the State Environment Ministry.

To improve coordination, eight sub-committees were formed focusing on key areas like Power, Environment, Legal, DTCP, GMDA, Technology, Mediation, and Media & PR. These will serve as dedicated channels for departmental engagement, supported by proposed quarterly meetings with authorities.

The CREDAI National 5-point agenda for Viksit Bharat was shared, emphasizing workforce skilling, regulatory simplification, and sustainability. Members also recommended the creation of a technology sharing platform, vendor rating system, and a centralized policy repository. The meeting closed with a renewed commitment to transparent leadership, proactive advocacy, and meaningful collaboration for a stronger future.



## CREDAI NCR (Western U.P.) Delegation Met Shri Nitin Kumar Saxena, Deputy Secretary, UP RERA

On Tuesday, 6th May 2025, a delegation from CREDAI NCR (Western U.P.) met Shri Nitin Kumar Saxena, Deputy Secretary, UP RERA and Conciliator, to foster open dialogue between the regulatory authority and key real estate stakeholders in Western Uttar Pradesh.

The delegation raised critical issues around procedural simplifications, compliance clarity, and the functioning of the RERA Conciliation Forum. Shri Saxena reaffirmed UP RERA's commitment to transparent, efficient regulation and welcomed CREDAI's proactive role in improving the framework.

The meeting ended on a positive note with a shared resolve to continue regular communication and collaborative problem-solving. CREDAI NCR (Western U.P.) extended its gratitude to Shri Saxena and UP RERA officials for their support and engagement.



### **CREDAI NCR (Western U.P.) Holds EC, GC Meeting to Address Regional Challenges**

On 9th May 2025, CREDAI NCR (Western U.P.) held its Executive Committee and Governing Council meeting to address key challenges impacting real estate across Noida, Greater Noida, Yamuna Expressway, and nearby areas.

Discussions centered on regulatory hurdles with local authorities, delays in approvals, and the need for transparent governance. A dedicated session was held on Noida Sport City, where members raised concerns over unclear development terms and compliance issues. The association resolved to seek direct dialogue with Noida Authority officials.

Members also flagged GST notices issued to developers, especially in Greater Noida (West), citing ambiguity in tax interpretations. CREDAI NCR (Western U.P.) will pursue legal remedies and engage with GST officials to seek clarity.

The meeting reaffirmed CREDAI NCR's commitment to member advocacy, regulatory engagement, and driving systemic reforms for smoother operations and sustainable growth.

### **CREDAI NCR (WUP) Delegation Meets Hon'ble Chairman and Secretary of UPRERA in Lucknow**

On 15th May 2025, a senior delegation from CREDAI NCR (Western U.P.) met with the Hon'ble Chairman and Secretary of UPRERA to seek clarity on recent regulatory directions and strengthen coordination with the Authority.

Key discussions revolved around the 8th May directive under Section 37, which officials clarified applies specifically to unfinished "canvas flats." They reiterated that possession must align with specifications in the Builder-Buyer Agreement, and any deviation could result in non-compliance.



### **CREDAI NCR (Haryana) Delegation Meets Police Commissioner, Gurugram to Discuss Legal and Operational Concerns**

On 14th May 2025, a delegation from CREDAI NCR (Haryana), led by President Shri Manish Agarwal, met with the Commissioner of Police, Gurugram, to discuss recent legal developments impacting the real estate sector. The team highlighted the implications of the Punjab & Haryana High Court's Vatika judgement, which nullifies certain RERA enforcement powers and urged withdrawal of police actions based on now-invalidated orders.

The Commissioner assured the delegation that a legal opinion would be sought before proceeding. He also cautioned about the invocation of Section 111 of the Bharatiya Nyaya Sanhita in serious real estate fraud cases and urged developers to maintain legal compliance. Concerns over procedural confusion due to multiple advocates were addressed, with members advised to designate a single legal representative per case.

In a constructive move, CREDAI proposed a joint Mediation Cell with police officials, which was promptly approved by the Commissioner. Issues related to unauthorized protests were also raised, with assurances of legal enforcement.

The meeting reaffirmed CREDAI's commitment to constructive dialogue and collaborative solutions for sectoral challenges.

Officials also confirmed that possession on the basis of Deemed OC, with all valid NOCs, remains permissible. Developers were cautioned against demanding additional payments for completing flats, stressing strict adherence to agreed terms.

The earlier order on dwelling unit registration dated 29th May remains fully in effect and is not superseded by the new directions. The meeting reflected a shared commitment to regulatory clarity and consumer protection.



**Meeting of CREDAI NCR (Haryana) Sub-Committee on Issues related to Power and HERC**

**Meeting was organized by CREDAI NCR (Haryana) to discuss Vendor Management, Technology Integration & App Development**

Gurugram, 16th May 2025 — Members of CREDAI NCR (Haryana)'s power sub-committee held a focused discussion to address key concerns related to power supply, infrastructure costs, and engagement with DHBVN and HERC.

On 16th May 2025, CREDAI NCR (Haryana) members held a strategic meeting focused on transforming vendor management, streamlining procurement, and leveraging technology through app development.

The group strongly opposed the current push for multi-point electricity connections, citing safety, efficiency, and cost concerns. Members advocated for the single-point connection model, which allows better load optimization, simpler billing, and improved safety.

The group called for stronger vendor accountability, agreeing that key vendors must resolve past issues before entering new discussions. A collaborative procurement model was proposed to pool demand and negotiate better rates for materials like cables and meters.

Concerns were also raised over unrealistic solar norms—such as blanket 16 kW allocations per flat—and outdated infrastructure requirements like switching substations and double-run cables, which increase costs without clear benefits.

Members also agreed to build a shared, dynamic vendor database and develop a Haryana-specific CREDAI app, beginning with modules for vendor management and HR. Data collection will begin immediately via Google Forms and Sheets, forming the backbone of the platform.

It was decided to engage a qualified private consultant to prepare a detailed technical presentation, backed by data and multi-city comparisons. The committee also emphasized the need to reshape the developer-authority relationship into a partnership model, reflecting developers' role as major, compliant electricity consumers.

To ensure transparency, a vendor rating system—featuring anonymous, objective reviews—was suggested. The long-term goal is to create a smart, scalable app to centralize vendor information, support collaborative buying, and track performance.

Key issues prioritized for escalation include removal of redundant infrastructure requirements, review of multi-point connections, and rationalization of bank guarantee norms. CREDAI Haryana reaffirmed its commitment to advocate practical, technically sound solutions through structured engagement with power authorities.

Shri Varun Aggarwal, Shri Harvinder Singh Hora, and Shri Gurpal will lead the data framework initiative, with app vendor evaluation running in parallel. The initiative marks a major step toward a more efficient, tech-driven real estate ecosystem in Haryana.



**Meeting to discuss Key Issues and Recommended Actions by CREDAI NCR (Haryana) Environment Committee**

On May 21, 2025, the Environment Committee of CREDAI NCR (Haryana) held a focused meeting to deliberate on key environmental challenges that continue to hamper real estate and infrastructure development in the region. Developers face significant delays in obtaining environmental clearances due to regulatory overlaps and procedural hurdles. One of the major concerns raised was the non-acceptance of Environmental Clearance (EC) applications without a valid development license. This sequential dependency contradicts the Government of India's principle of parallel processing and causes avoidable project delays. The Committee also highlighted the repeated delays in the constitution of the State Environmental Impact Assessment Authority (SEIAA) and the State Expert Appraisal Committee (SEAC) in Haryana. The lack of continuity in these bodies creates a procedural vacuum, unlike in states such as Maharashtra and Gujarat, where timely approvals boost investor confidence.

Another pressing issue is the inconsistent interpretation of the Ministry of Environment and Forests (MoEF) guidelines for granting Consent to Establish (CTE), with State Pollution Control Boards (SPCBs) often following varied approaches. This lack of uniformity further slows down project timelines. Additionally, temporary structures such as site offices and sales galleries measuring under 20,000 sqm continue to be subjected to unnecessary EC scrutiny, despite being exempt as per current guidelines. Members were informed that CREDAI National is actively engaging with authorities to resolve this matter. The Committee also noted that Haryana lags behind other progressive states in granting ECs,

affecting the ease of doing business and deterring potential investments.

There is also ambiguity surrounding the developer's responsibility post-handover to Residents Welfare Associations (RWAs). This gap often leads to confusion, disputes, and a lack of clarity on liabilities. The Committee recommended the creation of a formal documentation framework outlining roles and responsibilities post-handover, along with timely intimation to relevant departments to ensure legal and administrative clarity. In conclusion, the Environment Committee of CREDAI NCR (Haryana) reaffirmed its commitment to collaborate with government authorities, regulatory agencies, and industry stakeholders to address these issues. Streamlining environmental processes and ensuring transparent, time-bound governance are vital to restoring investor confidence and ensuring sustainable growth in Haryana's real estate sector.



**CREDAI NCR – Western U.P. Delegation Meets Noida Authority**

On 20th May 2025, a delegation from CREDAI NCR – Western U.P met with senior officials of the Noida Authority to raise five pressing concerns affecting the real estate sector in the region. The key issues discussed included the recent directive mandating the registration of the Agreement to Lease (ATL) even before physical possession is handed over, which has led to confusion among developers and homebuyers.

The delegation also urged the Authority to rationalize the inconsistent and arbitrary demands related to Sports City projects in Sectors 150, 78, and 79. Another major point was the need for implementation of the Uttar Pradesh IT & ITES Policy 2022 at the local Noida level, which could significantly boost the IT ecosystem and attract investments. Developers also recommended amendments to the existing Noida IT Park Development Policy to align it with current industry requirements and support vertical growth.

Additionally, urgent resolution was sought for long-pending registry issues in the Noida World One project by CBS International, which are affecting buyers and investors. The Noida Authority acknowledged these concerns and assured that each matter would be reviewed with due consideration. CREDAI NCR – Western U.P. reiterated its commitment to constructive engagement for the sector's sustainable growth.



### **CREDAI North Leadership Engages with Punjab Chapter in High-Level Virtual Conference**

In a major step toward enhancing regional coordination, CREDAI North convened a high-level virtual conference on May 26, 2025, with the leadership of CREDAI Punjab, including Presidents and Secretaries of all City Chapters. Led by Shri Rohit Modi, Vice President (North), and Shri Shobhik Goyal, Joint Secretary (North), the meeting focused on strengthening intra-state collaboration and launching an aggressive membership expansion drive across Punjab.

Shri Modi underscored Punjab's growing significance in the northern real estate landscape and called for unified efforts to broaden CREDAI's reach. Shri Goyal highlighted the formation of a dedicated WhatsApp group for seamless communication and strategic coordination among state and city leaders. Discussions centered around sharing best practices, resolving operational challenges, and deploying targeted outreach strategies, with the national leadership extending full support through collaterals and digital tools. The meeting concluded with a shared commitment to regular reviews and stronger engagement, setting the stage for a more unified and impactful CREDAI presence in Punjab.



**CREDAI Tirunelveli Investiture Ceremony**

On 16th May, the President and Secretary of CREDAI Tamil Nadu graced the CREDAI Tirunelveli Investiture Ceremony as Guests of Honour, where Mr. P. Govindan formally assumed office as President along with his team of Office Bearers for the 2025–27 term.



**MoU between CREDAI Chennai and Vellore Institute of Technology (VIT)**

The signing of the MoU between CREDAI Chennai and Vellore Institute of Technology (VIT) took place on 12th May 2025 at the VIT Conference Hall in Chennai.

Representing CREDAI Chennai were Mr. Mohamed Ali, President, and Dr. Arul, Executive Committee Member. From VIT Chennai, Dr. G. V. Selvam, Vice President, and Dr. T. Thiyagarajan, Pro Chancellor, participated in the meeting.

The collaboration marks a significant step towards strengthening industry-academia engagement.



**Meeting with Tmt. Kakarla Usha, IAS, Additional Chief Secretary, Housing and Urban Development Department**

On 26th May 2025, the President of CREDAI Tamil Nadu, along with the President of CREDAI Chennai and Office Bearers, met Tmt. Kakarla Usha, IAS, Additional Chief Secretary, Housing and Urban Development Department.



**Meeting with Thiru. Ganesan, IAS, Director DTCP**

A meeting with Thiru. Ganesan, IAS, Director of Town and Country Planning (DTCP), was held on 13th May 2025 at the DTCP Conference Hall. Representing CREDAI Chennai were Mr. Mohamed Ali, President; Mr. Mehul Doshi, President Elect; Mr. S. S. Prasad Babu, Executive Committee Member; and Mr. Kamal Kataria, Member

The discussion focused on key planning and development matters relevant to the Chennai region.



**Meeting with Hon'ble Minister Thiru Raghupathy**

CREDAI Tamil Nadu participated in a meeting convened by the Honourable Minister, Thiru Raghupathy, to address issues

related to the rising prices of sand and metal quarry products.



**Meeting with the Delegates from UNEP**

A meeting with delegates from the United Nations Environment Programme (UNEP), along with Mr. Martin from Auroville Consulting, was held on 13th May 2025 at the Taj Club House to discuss a UNEP-supported training program focused on green buildings and passive design.

Representing CREDAI Chennai were Mr. Mohamed Ali, President; Dr. Arul, Executive Committee Member; and Mr. Sajid Ahmed, Convener of the Sustainability Committee.



**Greater Chennai Corporation Workshop**

An exclusive Capacity Building Workshop was conducted by the Greater Chennai Corporation for CREDAI Chennai members on C&D Waste Management and the Clean & Safe Construction Guidelines 2025.

The workshop was held on 15th May 2025 at Hotel Ramada. Over 120 Project Heads and Project Managers from CREDAI Chennai member companies attended the session.



**Meeting with TNRERA Chairperson**

A meeting with Thiru. Shiv Das Meena, IAS (Retd.), Chairperson, TNRERA, was held on 16th May 2025 at the TNRERA Office.

Representing CREDAI Chennai were Mr. Mehul Doshi, President Elect; Mr. Viswajith, Treasurer; Mr. Arumugam, Vice President; and Mr. S. S. Prasad Babu, Executive Committee Member.



**Meeting with Housing Secretary**

A meeting with Tmt. Kakarla Usha, IAS, Additional Chief Secretary, Housing and Urban Development Department, was held to discuss key registration-related issues impacting the housing sector.

Attending the meeting were Mr. W. S. Habib, President, CREDAI Tamil Nadu; Mr. Mohamed Ali, President, CREDAI Chennai; Mr. Suman Voora and Mr. Arumugam, Vice Presidents, CREDAI Chennai; Mr. Mothish Kumar, Dr. Arul, and Mr. Prasad Babu, Executive Committee Members, CREDAI Chennai; and Mr. Varghese John, CEO, CREDAI Chennai.



**Meeting with Commissioner, Greater Chennai Corporation**

A meeting with Thiru. J. Kumaragurubaran, IAS, Commissioner, Greater Chennai Corporation, was held to share feedback on the Consolidated Guidelines for Clean Construction and C&D Waste Management.

Attending the meeting were Mr. Mehul Doshi, President Elect, CREDAI Chennai; Dr. Arul, Executive Committee Member; and Mr. Varghese John, CEO, CREDAI Chennai.



**Student Internship Training Programme by Excellence Committee**

An Internship Programme was conducted by Mr. Jeyakumar, Chairman of the Excellence Committee, CREDAI Chennai, for students from various leading institutions. Participants included students from Vel Tech Engineering College, Anna University, SSN College of Engineering, and SRM Easwari Engineering College.

The initiative aimed to provide industry exposure and practical insights into the real estate and construction sectors.



**Seminar on Environmental Clearance Requirements and the Compliance**

CREDAI Chennai in association with Hubert Enviro Care System, organized a seminar on Environmental Clearance requirements and compliance on 30th May 2025 at Raintree Alwarpet.

Mr. Mohamed Ali, President of CREDAI Chennai, graced the event as the Chief Guest, with several CREDAI Chennai members also participating.



**Meeting with Mr. N. Muruganandam IAS., Chief Secretary, Government of Tamil Nadu**

On 29th May, representations were submitted concerning the composite value fixation at the early stages of projects, and the cancellation of the amendment related to space requirements for substations in projects with a construction area of 30,000 sq. meters or more, or where the total load exceeds 5 MVA.

The Chief Secretary attentively considered our submissions and assured that necessary action would be taken under the "Ease of Doing Business" initiative.



**Meeting with Mr. S. Sivarasu IAS., Director – Municipal Administration**

A detailed representation on the "Usage of OSR" was submitted. Subsequently, the Director issued orders and amendments in accordance with the TNCDDBR



**Meeting with Dr. J. Radhakrishnan IAS., CMD, TANGEDCO**

A representation has been submitted requesting the cancellation of the amendment mandating space for substations in projects where the construction area is 30,000 sq. meters or more, or where the total load exceeds 5 MVA. We have also sought details of similar conditions applicable in other states



**Meeting with Mr. Dinesh Ponraj Oliver IAS., Inspector General of Registration**

On 28th May, a representation was submitted seeking fixation of composite value at an early stage of projects and allowing registration of projects based on registered construction agreements, without causing any revenue loss to the exchequer.

The Inspector General of Registration has assured that necessary steps will be taken to address the concerns raised in the representation.



**Investiture Ceremony of CREDAI Tirunelveli**

CREDAI Tirunelveli Investiture Ceremony conducted on 16th May 2025, where Mr. P. Govindan assumed office as President along with his team of Office Bearers for 2025-27. Mr. W .S. Habib President, CREDAI Tamilnadu and Mr. S. Srikumar, Secretary, CREDAI Tamilnadu were the Guest of Honour.



**CREDAI, HOSUR developed Children's Play area and Walking Track**

CREDAI, HOSUR developed a full-fledged Children's Play area and Walking Track & dedicated to the Public at Viswanath Puram Village, Hosur:

This includes plantation of saplings, peripheral covered by wall & chain links. We attached few photos of the same. Around Half an Acre land provided by Government for this project.



**CREDAI Erode Installed Green shade nets at traffic junctions**

Green shade nets installed at traffic junctions in Erode are providing temporary relief to motorists from the harsh summer heat. Commuters have appreciated the initiative, noting that the nets offer much-needed comfort during long waits at signals.

"These nets are essential at busy junctions," said a motorist at the Collectorate Junction, where the average signal wait time is around 120 seconds.



## CREDAI Hyderabad Monthly Meeting

The May 2025 edition of the CREDAI Hyderabad Monthly Meeting was held at Hyatt Place, Banjara Hills, and witnessed an engaging gathering of developers, industry experts, and key stakeholders.

CREDAI Hyderabad had the honour of hosting Sri Y. Nagi Reddy, IPS, Director General, Telangana Disaster Response and Fire Services Department, as the Guest of Honour. In his address, Sri Reddy introduced the newly launched FIRE AUTO DCR App, aimed at streamlining fire safety scrutiny and building approval processes. The initiative reflects a significant step toward improved transparency, operational efficiency, and public safety in real estate development. CREDAI Hyderabad expresses its sincere gratitude to Sri Reddy for his continued support and collaboration.

The meeting also featured a keynote session by Mr. Sriram Kuchimanchi, Founder and CEO of Smarter Dharma, a purpose-driven sustainability solutions company. Mr. Kuchimanchi, an Ashoka Fellow and a certified USGBC LEED GA professional, shared actionable insights on embedding sustainability in business operations. His presentation, titled "Building for a Greener Tomorrow," addressed the importance of climate-conscious development and practical approaches to achieving responsible consumption, resource efficiency, and long-term environmental stewardship.

The event provided an important platform for meaningful discussions on sustainable urban development, regulatory advancements, and sector-wide collaboration. CREDAI Hyderabad members actively participated in the dialogue and appreciated the relevance of the topics discussed.

A moment of silence was observed in memory of Mr. Morishetty Srinivas, a valued MC Member of CREDAI Hyderabad, in recognition of his dedicated service and contributions to the association.

CREDAI Hyderabad continues its commitment to bringing together stakeholders to address emerging challenges and opportunities in the real estate sector through dialogue, innovation, and policy advocacy.



**CREDAI Hyderabad Managing Committee Meets MA&UD Secretary to Discuss Urban Development and Policy Reforms**

The Managing Committee of CREDAI Hyderabad met with Smt. T.K. Sreedevi, IAS, Secretary to the Government of Telangana, Municipal Administration & Urban Development (MA&UD) Department. In her capacity as Mission Director, she oversees key urban development and municipal initiatives across the state.

The meeting focused on discussing critical issues related to the real estate sector, policy reforms, and collaborative approaches to enable sustainable urban growth.

CREDAI Hyderabad expressed its commitment to supporting the government's vision and contributing constructively to the development of Telangana's urban landscapes.



**CREDAI Hyderabad Managing Committee Meeting with Commissioner Sri A.V. Ranganath, IPS, HYDRABAD**

The Managing Committee of CREDAI Hyderabad met with Sri A.V. Ranganath, IPS, Commissioner, HYDRABAD.

The meeting focused on discussions regarding the newly introduced Category C & D rules, with an emphasis on their implications for the real estate sector. CREDAI Hyderabad raised key observations and sought clarifications to ensure streamlined implementation and regulatory compliance.

The interaction reaffirmed CREDAI's commitment to collaborating with enforcement and regulatory bodies for transparent and sustainable development in the city.



**Health Camp for construction workers**

A successful Health Camp was organised for construction workers at the Rajat Group & Eden Group's site Amantran on May 23, 2025. A total of 142 workers were screened during the camp, contributing to the well-being of the construction workers.



**CYW Cricket Championship**

The 4th CREDAI Youth Wing Bengal Cricket Tournament 2025 was held at the Spring Club on May 3rd, 2025. Four spirited teams competed in a friendly yet competitive environment through the day, showcasing excellent sportsmanship and talent. The occasion was graced by Shri Sujit Bose, Honourable MoS, Fire and Emergency Services, GoWB. The Tournament was won by Team 'Parksmart Pistons'.

Earlier, to kick off the tournament, an exciting auction night was organised. This fun event brought together the team captains, team owners, and many other CREDAI Youth Wing members who bid on players to build their teams for the upcoming tournament.



**CYW West Bengal Change-of-Guard, Cricket Awards Ceremony and Fellowship**

The change-of-guard ceremony for CYW Kolkata & East for the 2025–27 term was held in the presence of enthusiastic CYW members, marking a smooth transition of leadership. The new office bearers include Suhel Saraf as CYW East Zone Coordinator, CREDAI National; Gaurav Belani as CYW State Coordinator, West Bengal; Soham Bhartia as CYW City Coordinator, Kolkata; and Unnath Kyal as CYW City Secretary, Kolkata.

The occasion also featured the Awards Night for the Cricket Tournament 2025, where this year's champion team and standout performers were honoured for their achievements. The evening concluded with a warm fellowship session, led by the newly appointed office bearers, reinforcing the spirit of camaraderie within the CYW community.



**CYW Visakhapatnam organized 1st Bi-monthly Meeting**

CREDAI - Visakhapatnam Youth Wing successfully organized its 1st Bi- Monthly Meeting for the term 2025-2027 and organized a Technical Session on GST in the Real Estate Sector on 30th May 2025. The session was conducted by CA Vinay Kumar from M/s B.V. Rao & Co., focusing on the Definition of Real Estate Projects under the GST framework.

The session witnessed enthusiastic participation from over 35 CYW members, who benefitted from the insightful knowledge shared.



**CREDAI CYW Maharashtra organized meeting to discuss key issues**

The Youth Wing of CREDAI Maharashtra held a productive meeting on 31st May at the CREDAI Pune office. The meeting focused on various key topics, including discussions on upcoming activities, collaboration opportunities, and strategic planning.

The meet served as a platform to align efforts and energize the Youth Wing for the months ahead.



**CREDAI BANM organized Seminar on Environment Certification Issues**

On 15th May, CREDAI BANM (Navi Mumbai) members held a very Informative Action Oriented Seminar on Environment Certification Issues faced by the developers in CREDAI Navi Mumbai Office, Vashi.



**CREDAI CYW & CWW Karnataka organized Health and Happiness Camp**

CREDAI Karnataka Youth/Women's Wing, Belagavi, successfully organized a Health and Happiness Camp on May 31, 2024, for construction workers. The event featured - General Health Check-Ups, - New Labour Card Registrations, and Distribution of 111 toolkits to registered labor card holders. With over 220 participants, the camp was a huge success.

Labor Officers Mr. Mallikarjun Joggur and Mr. Rajesh Jadhav, along with inspectors, guided workers on government schemes and rights.



Total No of posts - **11**  
No of followers increased by **64** and making the count **22,230**  
A decrease of **66%** in the total Impressions rate  
The engagement rate stands at **5.7%**



Total No of Posts- **11**  
No of followers increased to **255** making it to **7900**  
An Increase of **61.64%** in the total impressions rate  
The engagement rate stands at **3.54%**



Total No of Posts- **11**  
Total followers **10,591**  
The engagement rate stands at **3.4%**  
An increase of **29.8%** in the total views



Total No of Posts- **11**  
No of followers increased by **198** and making the count **12,094**  
An Increase of **50.7%** in the total impression rate  
The engagement rate stands at **20.6 %**

## Home buyers in Chennai to shell out 10-20% more amid rise in construction cost

**TE High Standard**  
Chennai



New home buyers in Chennai must expect to pay 10-20% more for the same size and quality of property as construction cost. Home builders are also likely to raise prices.

Construction cost has risen 10-20% in Chennai, forcing home builders to raise prices. The increase is due to rising costs of raw materials, labour, and other inputs.

As a regular basis in pricing of construction, overall cost is likely to rise.

During the same period, construction cost in the city has risen by around 10-20 per cent. The rise of high-end and luxury housing has also jumped significantly, from 15 per cent in 2022 to 25 per cent in 2024, reflecting a growing consumer preference for premium living spaces.

**DEMAND NOT UP**  
According to Mohan Lal, President, CREDAI Chennai, the consistent rise in construction cost over the past quarter—particularly in cement, steel, and labour—has placed upward pressure on project development expenses. Some developers have absorbed much of this increase to maintain affordability and support demand, but they are now witnessing a gradual and controlled upward revision in sales prices, especially in the mid and premium segments.

**रियल एस्टेट को मिलेगी नई रफ्तार**

**CREDAI की रणनीति**

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## देशभर में हरित घरों के प्रति बढ़ा आकर्षण

विजली, पानी बिल में कमी से होती है 30 फीसद तक की बचत, हेमक्रोट से होते हैं वैचार, दिल्ली-एनसीआर में बन रहे हैं ऐसे आवास

**राज रमण सिंह**

हरित घरों की मांग देशभर में बढ़ रही है। इन घरों में बिजली और पानी के बिल में 30 फीसद तक की बचत होती है। ये घरों में हेमक्रोट से होते हैं वैचार, दिल्ली-एनसीआर में बन रहे हैं ऐसे आवास।



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**पर्यावरण**

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## Affordable housing cap needs rethink: Credai

**CULDEEN KILIAN**  
New Delhi, India

With escalating housing costs, the government should reconsider the cap, which is defined by the government for affordable housing, which was last set in 2016, said Shashank Patel, president of the Confederation of Real Estate Developers Associations of India (CREDAI).

According to Patel, the cap is not realistic in today's market. He said that the cap should be revised to reflect the current market conditions and to ensure that affordable housing remains a viable option for middle-income earners.

CREDAI is also pushing for other reforms, such as faster approvals and better infrastructure, to support the growth of the affordable housing sector.

The CREDAI president said that while the idea of a cap is good, it needs to be re-evaluated in the current context.



CREDAI is also pushing for other reforms, such as faster approvals and better infrastructure, to support the growth of the affordable housing sector.

## Sustainable goals for realty

India's real estate sector is building a greener future, with green building space doubling to 13 billion sq ft in 2024

**JAYSHANKAR**  
New Delhi, India

India's real estate sector is building a greener future, with green building space doubling to 13 billion sq ft in 2024. This growth is driven by increasing awareness of sustainable living and government incentives.

CREDAI is leading the charge in promoting green buildings, with many developers now offering green-certified projects to attract environmentally conscious buyers.

The industry is also focusing on reducing carbon footprints and improving energy efficiency in buildings.



## रियल्टी सेक्टर की नई रणनीति

प्रदायिका में होमा रियल डेवलपमेंट

रि टो आराम को कॉर्पोरेट स्ट्रक्चर के साथ कानूनी कार्रवाई का सामना करना होगा

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In the month of May, we secured a total of 35 media stories—comprising 3 broadcasts, 8 print, and 24 online features—resulting in an estimated PR value of INR 3.5 crore. Through a proactive media engagement strategy, we provided timely insights on emerging real estate trends, including sustainable housing and infrastructure reforms. This approach significantly strengthened CREDAI's presence in trend-driven stories featured across top-tier publications.

We also secured high-impact interviews and features in prominent media outlets such as Business Standard and Fortune India, reinforcing CREDAI's voice in national policy discussions and key industry developments. Additionally, over 23 Category A stories were published in leading platforms including The Hindu, PTI, Zee Business, Money control, and others—further amplifying CREDAI's visibility and thought leadership in the real estate sector.



1. Sebi has proposed aligning valuation report timelines with financial results for REITs and InvITs to promote ease of business. Annual reports should be submitted within 60 days of the financial year-end, while half-yearly or quarterly reports should be submitted within 45 days. The regulator also seeks feedback on aligning trading lots and updating investor charters for REITs and InvITs. To read more, pls click <https://economictimes.indiatimes.com/markets/stocks/news/sebi-proposes-ease-of-doing-business-measures-for-reits-invits/articleshow/120830113.cms?from=mdr>
2. Development rights in Ahmedabad's real estate market have notably increased, particularly in Gandhinagar's GIFT City, where prices are currently 38% higher than those at the iconic Sabarmati Riverfront. The Sabarmati Riverfront Development Corporation Ltd, managed by the Ahmedabad Municipal Corporation, recently sold development rights for a commercial plot at Rs 26,000 per square metre, as per a TOI report. To read more, pls click <https://www.timesnownews.com/city/ahmedabad/gift-city-emerges-as-ahmedabads-hottest-property-zone-beats-riverfront-by-38-pc-in-real-estate-market-article-151556998>
3. Amaravati's second life formally began Friday with Prime Minister Narendra Modi launching projects worth ₹58,000 crore. Though envisaged in 2014 as Andhra Pradesh's new capital after the bifurcation of the state, it became a victim of the bitter political rivalry between TDP leader Chandrababu Naidu and YSR Congress boss, YS Jaganmohan Reddy. Naidu, who won the first assembly polls in Andhra Pradesh after the bifurcation, had envisaged Amaravati not just as a modern, climate-resilient, renewable-energy-driven city but also as his legacy. To read more, pls click <https://www.hindustantimes.com/editorials/amaravatis-second-life-and-the-future-of-urbanisation-101746376212476.html#:~:text=Prime%20Minister%20Modi%20launched%20%E2%82%B9,projects%20worth%20%E2%82%B958%2C000%20crore>
4. India may need an additional 45-50 million square feet of real estate and 40-45 terawatt-hours (TWH) of incremental power for data centres by 2030, to keep pace with the surging demand for artificial intelligence (AI), according to Deloitte. To read more, pls click [https://economictimes.indiatimes.com/industry/services/property/-cstruction/india-may-need-additional-50-mn-sqft-real-estate-for-data-centres-by-2030-deloitte-report/articleshow/120997031.cms?UTM\\_Source=Google\\_Newsstand&UTM\\_Campaign=RSS\\_Feed&UTM\\_Medium=Referral&from=mdr](https://economictimes.indiatimes.com/industry/services/property/-cstruction/india-may-need-additional-50-mn-sqft-real-estate-for-data-centres-by-2030-deloitte-report/articleshow/120997031.cms?UTM_Source=Google_Newsstand&UTM_Campaign=RSS_Feed&UTM_Medium=Referral&from=mdr)
5. In a landmark decision aimed at redefining urban housing in the state, the Maharashtra Cabinet has approved the State Housing Policy 2025, titled Majhe Ghar – Majha Adhikar (My Home – My Right). This comprehensive policy outlines an ambitious plan to construct 35 lakh affordable homes by 2030 with an estimated investment of ₹70,000 crore, marking the most significant housing initiative since 2007. To read more, pls click <https://egov.eletsonline.com/2025/05/maharashtra-approves-ambitious-housing-policy-2025-targeting-35-lakh-affordable-homes-by-2030/#:~:text=Maharashtra%20Approves%20Ambitious%20Housing%20Policy%202025%20Targeting%2035%20Lakh%20Affordable%20Homes%20by%202030,-By%20Elets%20News&text=In%20a%20landmark%20decision%20aimed,My%20Home%20%E2%80%93%20My%20Right>
6. Affordable housing's declining market share necessitates policy support due to post-Covid premiumisation trends and developer concerns about rising costs. Weak real wage growth hinders demand, while land prices outpace incomes. Redefining affordability based on income and increasing land supply through proactive state government intervention are crucial for revitalizing the affordable housing segment. To read more, pls click <https://economictimes.indiatimes.com/industry/services/education/nature-doesnt-draw-clear-lines-between-biology-chemistry-physics-and-maths-and-neither-should-we-professor-satyajit-mayor-on-how-he-will-nurture-a-new-generation-of-scientists-at-the-university-of-warwick/articleshow/121405289.cms>

# ABOUT CREDAI

Confederation of Real Estate Developers' Associations of India (CREDAI) is the apex body of private Real Estate developers in India, established in 1999, with a vision of transforming the landscape of Indian Real Estate industry and a mandate to pursue the cause of Housing and Habitat. Today, CREDAI represents 13000+ Developers across 230 city chapters in 20 states and plays an important role in policy formulation by representing the views of its members to various Ministries at regular intervals.

CREDAI strives to make the Real Estate industry organized and progressive by working closely with all stakeholders: Government representatives, policy makers, investors, finance companies, consumers, and real estate professionals. CREDAI is a recognized partner for the Government and is represented on several committees working in policy formulation.

CREDAI engages in policy advocacy with various Ministries at the State & Central Level.

CREDAI has a focused approach in the skilling & upskilling of construction workers & strives to ensure that the construction labour accesses social benefits extended by various departments of state & central Governments. Under its CSR, CREDAI has skilled more than 2 Lakh construction workers and youth till date.

For feedback/suggestions/queries/advertisement/PR/Events information  
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