

# MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

No. TCP/BKC/Misc./1266/ 751 /2020

Date: 10 SEP 2020

## CIRCULAR

**Sub: Revalidation of various permissions granted under MR&TP Act, 1966 and applicable DCR's of various MMRDA SPA's in respect of Govt. of Maharashtra's directives dt. 04/06/2020 issued u/s 154 of MR&TP Act.**

**Ref:** i) MoHUA, GoI advisory u/no. K-14011/12/2020-AMRUT-IIA Dt.28/05/2020;  
ii) UDD, GoM directives u/no. TPS/1820/ PK.51/2020/UD-13 Dt.04/06/2020;  
iii) MCGM's Circular No.CHE/DP/1352/GEN. Dt.19/06/2020;  
iv) MCGM's Circular No.CHE/DP/3274/GEN. Dt.31/07/2020;  
v) Representation of CREDAI- MCHI Dt.16/07/2020 & 03/08/2020;

Requests are received from the Stakeholders of the Real Estate Industry, M/s. CREDAI-MCHI [as mentioned in reference no. v) above] for extending the period of validity of various Building permissions issued in MMRDA's SPA areas & not to charge any interest or penalty in payments for such extended period as advised by the Govt. of India vide letter dt.28/05/2020 [ref.no. i) above] & as per the directives of Govt. of Maharashtra dt.04/06/2020 [ref.no. ii) above] issued u/s 154 of MR&TP Act.

In view of the Covid-19 pandemic, by considering 'Force Majeure' situation, the Ministry of Housing and Urban Affairs, Govt. of India has issued an Advisory u/no. K-14011/12/2020-AMRUT-IIA dt. 28/05/2020, to extend the validity of various kinds of approval given by Urban Local Bodies/ Urban Development Authorities/ Other State Agencies including Commencement Certificates, No Objection Certificates from various agencies by 9 months automatically.

Subsequently, Govt. of Maharashtra vide directions dt.04/06/2020 [ref.no. ii) above] issued u/s 154 of MR&TP Act, 1966, directed all concerned authorities to consider the 'Force Majeure' situation and revalidate all cases/ permissions whose validity expired on or after 25/03/2020, automatically by 9 months and not to levy/ charge any interest on the due payments in the extended period of validity of 9 months.

The Municipal Corporation of Greater Mumbai (MCGM) vide its Circular dt.19/06/2020 [ref.no. iii) above] & Circular dt.31/07/2020 [ref.no. iv) above] has already informed all its concern departments to follow the directions of Govt. of Maharashtra dt.04/06/2020 while dealing with various NOC's & permissions.

Therefore, in view of the advisory of Govt. of India dt.28/05/2020 & the directions of the Govt, of Maharashtra dt.04/06/2020 u/s 154 of MR&TP Act, 1966, the below mentioned guidelines to be followed in MMRDA;

- i) The validity of all permissions/ C.C.'s/ NOC's issued by MMRDA in its SPA areas which were expiring on or after 25/03/2020 shall be automatically extended by 9 months subject to recovery of revalidation charges/ fees;
- ii) Not to charge any penalty while granting the renewal or revalidation during this period;
- iii) Renewal or Revalidation will be on the same terms & conditions of permission granted, if any additional is to be incorporated, due approval shall be obtained from competent authority.

This circular shall come in force with effect from the date of issue and is issued with reference to the directions received from Govt. of Maharashtra u/s. 154 of MR&TP Act, 1966 u/no. TPS/1820/ PK.51/2020/UD-13 Dt.04/06/2020.

  
(R.A. Rajeev) 9/9/2020

**Metropolitan Commissioner  
MMRDA**

**To:**

1. Sr. Director (Integrated Systems) Metro-PIU
2. Director (Projects) Metro-PIU
3. Director (Works) Metro-PIU
4. Director (Systems) Metro-PIU
5. Joint M.C./ D.M.C. (Admin)
6. Chief, Town & Country Planning Div.
7. Chief, Planning Div.
8. Chief, Rental Housing
9. Chief, Town Planning
10. Chief (R & R)/ Chief, SDC
11. Chief, Transport & Communications Div.
12. Chief, Lands & Estate Cell
13. O.S.D., SRA

14. Financial Advisor
15. Chief Accounts Officer
16. Chief Engineer, Engineering Div.
17. J.P.D. (Legal)
18. J.P.D. (Town Planning)/ Chief, IT Cell
19. Senior Planner, Sub Regional Office- Thane
20. P.S. to M.C.
21. P.S. to A.M.C. - I
22. P.S. to A.M.C. – II
23. P.S. to Jt. M.C.
24. Circular File

**Copy to:** With a request to give wide publicity to the said circular.

1. President, CREDAI-MCHI
2. President – PEATA