

**MANAGING COMMITTEE
2020-2021**

PRESIDENT
Deepak Goradia

IMMEDIATE PAST PRESIDENT
Nayan A. Shah

PRESIDENT-ELECT
Boman Irani

SR. VICE PRESIDENTS
Harish Patel
Nainesh Shah
Domnic Romell
Bandish Ajmera

VICE PRESIDENTS
Sukhraj Nahar
Jayesh Shah
Ajay Ashar

HON. SECRETARY
Pritam Chivukula

TREASURER
Munish Doshi

SPECIAL PROJECTS
Parag Munot
Sandeep Raheja
Navin Makhija
Rasesh Kanakia
Shahid Balwa
Subodh Runwal

HON. JT. SECRETARIES
Shailesh G. Puranik
Dhaval Ajmera
Pratik Patel

JT. TREASURERS
Mukesh Patel
Tejas Vyas

CO-ORDINATORS
Nayan Bheda
Rajesh Prajapati
Dr. Harshul Savla

COMMITTEE MEMBERS
Gautam Ahuja
Deepak Gundecha

INVITEE MEMBERS
Shailesh Sanghvi
Sachin Mirani
Nikunj Sanghavi
Rajeev Jain
Shyamal Mody
Digant Parekh
Rushank Shah
Samyag Shah
Jayesh C. Shah
Sunny Bijlani
Sahil Parikh
Naman Shah
Ricardo Romell
Binitha Dalal

PAST PRESIDENTS
Mayur Shah
Dharmesh Jain
Vyomesh Shah
Paras Gundecha
Pravin Doshi
Mohan Deshmukh
Mofatraj Munot
Rajnikant Ajmera
Late G. L. Raheja
Late Lalit Gandhi
Late Babubhai Majethia

CREDAI-MCHI UNITS

PRESIDENT, THANE
Ajay Ashar

PRESIDENT, KALYAN DOMBIVLI
Shrikant Shitole

PRESIDENT, MIRA VIRAR CITY
Ashit Shah

PRESIDENT, RAIGAD
Kiran Bagad

PRESIDENT, NAVI MUMBAI
Vijay Lakhani



Ref. No. MCHI/PRES/20-21/112

February 1, 2021

To
Shri Satish Lokhande (I.A.S.)
Chief Executive Officer,
Slum Rehabilitation Authority,
Administrative Building,
Bandra (E), Mumbai - 400 051.

Sub : Facility of installment / deferment for various fees / deposits / premiums
and 50% rebate announced by Govt. of Maharashtra

Ref.: 1) SRA circulars No. 185 & 186 dated 03.04.2018
2) SRA circular Ref. No. CEO/SRA/4598 dated 06.08.2019
3) SRA circular No. 194 dated 07.08.2020
4) Urban Development Department Government Resolution dated 14.01.2021

Respected Sir

Thank you very much for issuing various circulars from time to time as referred at Sr. No. 1, 2, 3 above, on the subject of deferment of various fees / deposits / premiums, etc. pertaining to SRA projects. In this context, we would like to state as under:

Due to pandemic Covid 19 outbreak issue from 25th March 2020, lock down was declared by the Govt. all over India and thereafter Govt. of India had issued advisory extension guidelines dated 28/05/2020 stating extension of all approval /NOC/Remarks/Payments etc. shall be extended for 9 months and as per said advisory extension guidelines, Govt. of Maharashtra had also issued order dated 4th June, 2020 stating all approval, NOC, Payments, etc. due from 25th March, 2020 shall be extended for the period of 9 Months. Accordingly, as per SRA circular No.194 dated 07/08/2020 extension of deferment payments for 9 months was allowed for payments falling due between 25/03/2020 and 24/12/2020, and accordingly, as per Notice fixed at Finance Controller, SRA office, developers were required to submit fresh cheques of deferment payments with revised cheque date i.e. dated 25/12/2020.

Further, as per recent Govt. of Maharashtra G.R. dated 14/01/2021, Govt. of Maharashtra has issued guidelines/instruction for 50% rebate for working out premium towards Additional FSI/fungible FSI/Staircase premium/Open space deficiency, etc. by instructing all Planning Authority/ MCGM/ SRA etc. for rebate to be given and same will be applicable to all current/ongoing projects with various conditions mentioned therein. In furtherance to this GR, it is expected that various planning authorities including SRA is likely to come up with a specific circular on the same. We would like to inform you that our members wish to avail the benefit of 50% rebate for their SRA projects as per GR dated 14/01/2021. However, the detailed circular by SRA is still awaited and there is confusion regarding the PDCs submitted earlier by various developers and which are getting due post 14/01/2021.

CREDAI-MCHI

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

In view of above, CREDAI-MCHI hereby request:

- a) To not to deposit any PDC cheques towards various fees / deposits / premiums, etc. including Open space deficiency, staircase premium, fungible premium submitted to Finance Controller, SRA towards payment of installments, from the date of GR i.e. 14/01/2021 till the SRA circular is published for further clarity.
- b) To issue further guidelines/instruction to Finance Controller, SRA for the same and oblige.

Thanking you,

Yours Faithfully,
For CREDAI-MCHI



Deepak Goradia
President



Pritam Chivukula
Hon. Secretary

Encl : As mentioned Above

SLUM REHABILITATION AUTHORITY

Circular No. - 185

No. SRA/F.C./Deferment/2018/ 668

Date : **1-3 APR 2018**

C I R C U L A R

Sub : Facility of deferment of Payments for various fees/charges/deposits/premiums payable to SRA.

Ref : 1. Circular No.7- SRA/FC/1372, dated 25/11/1997.
2. Circular No.16-SRA/FC/1514, dated 03/08/1998.
3. Circular No.56-SRA/FC/Deferment/1089/2003, dt.23/10/2003.
4. Circular No.158-SRA/FC/Deferment/2211, dt.11/09/2015.
5. Circular No.164-SRA/FC/Deferment/2015/2993, dt.27/11/2015
6. Circular No.181-SRA/FC/Deferment/2017/4880, dt.26/10/2017

The developers implementing Slum Rehabilitation Schemes are given facility of deferment of payment of on all type of fees, premium etc. except penalties. Reconsideration of rate of interest for the deferment granted was under consideration of the Authority pursuant to the representation of the PEATA. After careful consideration, the Chief Executive Officer of the Authority has decided as follows :

- A. The developer shall pay all fees, deposits, premium etc. within 30 days from the date of demand. If the developer fails to pay within 30 days, interest @ 18 % quarterly compounding shall be levied for a period upto 3 months unless he applies for deferment of the same. If the developer fails to pay the dues within 3 months with interest, his application that led to generation of demand shall be deemed to have been rejected.
- B. If the developer applies to SRA for deferment of payment within 30 days of demand, it may be granted on following conditions.
- Minimum amount to be deferred shall be more than Rs.5 lacs per head of receipt.
 - Deferment may be given on all fees/charges/deposits/premiums etc. except labour cess, penalties and taxes.
 - The developer shall deposit 25 % of the amount to be deferred within 30 days of demand having been raised.
 - Balance 75 % of the amount (principal) shall be payable in three equal installment becoming due at the end of 6th, 12th & 18th month from the end of 30 days from the date of issue of demand note by SRA along with simple interest @ 12% p.a., for which post dated cheques shall be submitted at the time of sanction.
 - If the developer fails to deposit the amount deferred on due dates, interest at 18% p.a. quarterly compounding shall be recovered on defaulted amount (principal plus interest) from the date of default.

- vi. If the developer fails to deposit the amount deferred within three months from the due date and the deferred demand depends upon SDRR rates, then after three months from the due date, new demand calculation as per new SDRR or the old deferred demand with interest @ 18% p.a. quarterly compounding, whichever is higher shall be recovered. In case new demand calculation as per new SDRR is on higher side, then remaining installment shall also be revised with new SDRR.
- vii. Notwithstanding anything mentioned above, CC equivalent to 15% of approved built up area of sale component or CC of built up area of one floor (if the part terrace is proposed at top most floor, then the topmost floor and entire one floor below the top most floor) whichever is higher shall be restricted. Engineering Department is directed to ensure the same.
- viii. The total recovery of payment for balance amount with interest due shall be confirmed by Executive engineer before releasing 15% CC or CC of one or more floor as the case may be. The CC thus restricted shall be released forthwith on receipt of all the installment of any demand with interest which should be confirmed from finance department. However, the total restricted CC will not exceed 15% for any project at any point of time.
- ix. If deferment is sought for a amount less than of Rs. One crore, deferment shall be sanctioned at Secretary, SRA level. For demand of more than Rs. One crore, deferment shall be only upon sanction of C.E.O.
- x. The developers who had availed the deferment facility under the earlier circulars issued by SRA, won't be entitled for any kind of extension or any further relief granted under the said circulars.
- xi. If there is any default on the part of the developers availing the deferment facility, the sale component of the scheme shall be stopped by the SRA and no further technical permissions to sale component would be granted to the developers from SRA till the time the entire payments on which deferment is sought, is made to SRA.

As an endeavor to watch the recovery, all Executive Engineers are instructed that all cases in which deferment in payment is being granted to a developer, shall be routed through the Finance Department stating clearly the actual due date of payment and period of deferment with clear recommendation of Engineering Department so that the accuracy of outstanding amount and recoveries are ascertained before the file is put up to the Chief Executive Officer for orders.

Finance Controller is further instructed to maintain the head wise details of amount so deferred and head wise details of interest. Accounts Officer II will keep a close watch and issue demand letters to the defaulting developers immediately. Whenever any default is noted by Accounts Officer (II), he will

intimate concerned Executive Engineer who shall without fail issue a stop work order to the defaulter. The stop work order shall not be rescinded without N.O.C. from Finance Controller. Such a defaulter will never be given deferment of any payment in future.

This circular shall come into effect from the date of issue and is also applicable to slum redevelopment schemes under Resolution No. 165, Appendix-S of Development Control Regulations of Thane.


Chief Executive Officer
SLUM REHABILITATION AUTHORITY

Copy :-

1. P. A. to Hon'ble CEO/SRA.
2. Secretary/SRA.
3. Finance Controller
4. Dy. Chief Engineer – I, II & Thane
5. All Executive Engineers
6. Accounts Officer – I & II.
7. File.

SLUM REHABILITATION AUTHORITY

Circular No... 186

No. CEO/SRA/ 669 12018

3 APR 2018

CIRCULAR

Sub : Facility of deferment of Payments of premium for Fungible compensatory FSI.

- Ref :**
1. Notification No. CMS 4311/452/CR-58/2011/UD-11, dated 06/01/2012 issued by Urban Development Department, Mantralaya, Mumbai.
 2. Notice No. TPB 4315/CR-142/2015/UD-11, dated 20/10/2015 issued by Urban Development Department, Mantralaya, Mumbai.
 3. Circular No. CHE/DP/15755/GEN dated 06/09/2017 issued by Municipal Corporation of Greater Mumbai.
 4. Letter No. TPB 4317/1005/CR-302/2017/UD-11, dated 06/01/2018 issued by Urban Development Department, Mantralaya, Mumbai.
 5. Letter No. MCHI/PRES/17-18/087 dated 03/01/2018 issued by CREDAI
 6. Circular No.161 dated 01/10/2015 issued by Slum Rehabilitation Authority.
 7. Circular No.181 dated 26/10/2017 issued by Slum Rehabilitation Authority.
 8. Circular No.184 dated 25/01/2017 issued by Slum Rehabilitation Authority.

The developers implementing Slum Rehabilitation Scheme are given facility of deferment in payment of premium for fungible FSI under Regulation No. 35(4) as per circular under reference no. 8. Reconsideration of rate of interest for the deferment and for granting deferment in payment of premium for additional FSI permissible as per regulation 32 was under consideration of the Authority pursuant to the representation of the PEATA. Accordingly, the Chief Executive Officer of the Authority has decided to modify earlier circular No. 184 and sanction deferment in payment of premium for fungible FSI under regulation No. 35(4) and payment of premium for additional FSI permissible under Reg. 32 of DCR 1991, as shown below on following conditions

A) For Buildings below or upto 70 Meters in height

Payment	At the end of Months with Interest	
	12 th	24 th
1 st Installment	2 nd Installment	3 rd Installment
33%	33%	34%

B) For Buildings above 70 Meters in height

Payment	At the end of Months with Interest		
	12 th	24 th	36 th
Installment	2 nd Installment	3 rd Installment	4 th Installment
25%	25%	25%	25%

1. If the developer fails to pay the fungible premium within 30 days from the date of demand, interest @ 18% quarterly compounding shall be levied for a period up to 3 months from the date unless he applies for deferment of the same and if he is not a defaulter. If the developer fails to pay the dues within 3 months with interest, his application that led to generation of demand shall be deemed to have been rejected.
2. Minimum amount to be deferred shall be more than Rs.5 Lakhs.
3. The developer shall deposit 1st Installment of 25 % / 33%, of the amount to be deferred within 30 days of demand having been raised, before sanction of CC / Further CC.
4. Simple Interest @ 12% p.a. shall be levied from the end of 30 days from the date of issue of demand note by SRA on balance installments, for which post dated cheques shall be submitted at the time of sanction. If the developer fails to deposit the amount deferred on due date, interest at 18% p.a. quarterly compounding shall be recovered on defaulted amount (principal plus interest) from the date of default. And if the default continues for a period of three months from the due date, then after three months new demand calculation as per new SDRR or the old deferred demand @ 18% p.a. quarterly compounding rate of interest whichever is higher shall be recovered. In case new demand calculation as per new SDRR is on higher side, then remaining installment shall also be revised with new SDRR.
5. If deferment for fungible premium is sought for an amount less than of Rs. one crore, deferment shall be sanctioned at Secretary, SRA's level. For demand of more than Rs. One crore, deferment shall be only upon sanction of C.E.O.
6. If there is any default on the part of the developers availing the deferment facility, the sale component of the scheme shall be stopped by the SRA and no further technical permissions would be granted to the developers for sale component from SRA till the time the entire payments on which deferment is sought, is made to SRA.
7. Notwithstanding anything mentioned above, CC equivalent to 15% of approved built up area of sale component or CC of built up area of entire one floor (if the part terrace is proposed at top most floor, then the topmost floor and entire one floor below the top most floor) whichever is higher shall be restricted. Engineering Department is directed to ensure the same.
8. The total recovery of payment for balance amount with interest due shall be confirmed by Executive engineer before releasing 15% CC or CC of one or more floor as the case may be. The CC thus restricted, shall be

released forthwith on receipt of all the installment of fungible premium with interest which should be confirmed from finance department. However, the total restricted CC will not exceed 15% for any project at any point of time.

9. The Finance department is hereby directed to ensure that the 1/3rd amount of fungible premium received along with interest thereon is deposited into the proper head of the State Government and 2/3rd amount is remitted to MCGM by 15th day of next month.

As an endeavor to watch the recovery, all Executive Engineers are instructed that all cases in which deferment in payment in fungible premium is being granted to a developer, shall be routed through the Finance Department stating clearly the actual due date of payment and period of deferment with clear recommendation of Engineering department so that the accuracy of outstanding amount and recoveries are ascertained before the file is put up to the Chief Executive Officer for orders.

Finance Controller is further instructed to maintain the head wise details of amount so deferred and head wise details of interest. Accounts Officer-II will keep a close watch and issue demand letters to the defaulting developers immediately. Whenever any default is noted by Accounts Officer-II, he will intimate concerned Executive Engineer who shall without fail issue a stop work order to the defaulter. The stop work order shall not be rescinded without N.O.C. from Finance Controller. Such a defaulter will never be given deferment of any payment in future.

This circular shall come into effect from the date of issue and is also applicable to slum redevelopment schemes under Resolution No. 165, Appendix-S of Development Control Regulations of Thane.


Chief Executive Officer
SLUM REHABILITATION AUTHORITY

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1. P. A. to Hon'ble CEO/SRA.
2. Secretary/SRA.
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6. Accounts Officer - I & II.
7. File.



झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्र. १८४

क्र.झोपुप्रा/विनि/

/2020 17-A

दि. 07 AUG 2020

विषय: झोपडपट्टी पुनर्वसन योजनांच्या मंजूरीसाठी विकासकांकडून आकरणी करावयाचे शुल्क, अधिमुल्य इत्यादींची वैधानिक मुदत वाढविणेबाबत.

- संदर्भ :**
- 1) मा. मुख्यमंत्री तथा अध्यक्ष, झोपुप्रा यांच्या अध्यक्षतेखाली दि.24 जुलै 2020. रोजी झालेल्या आढावा बैठकीतील निर्णय.
 - 2) नगरविकास विभाग शासन निर्णय क्र.टिपीएस-1820/प्र.क्र.59/2020/नवि-13 दि.04 जून 2020
 - 3) झोपुप्रा यांचे परिपत्रक क्र.185 व 186 दि.03.04.2018

झोपडपट्टी पुनर्वसन योजनांसाठी आकारण्यात येणारे, शुल्क, अधिमुल्य, इत्यादीसाठी विकासकांना परिपत्रक क्र.185 व 186 नुसार डिफरमेंट ची सुविधा देण्यात आलेली आहे. यानुसार विकासकांनी डिफरमेंटची सुविधा घेतलेली असून या कार्यालयामार्फत त्यांनी दिलेले धनादेश वटविण्यासाठी देय तारखेस बँकेत सादर करण्यात येतात.

तथापि कोरोना विषाणूच्या प्रादुर्भावामुळे निर्माण झालेल्या परिस्थितीमुळे दि.25.03.2020 पासून शासनाने लॉकडाऊन घोषित केले होते. लॉकडाऊनमुळे इतर क्षेत्रांप्रमाणेच बांधकाम क्षेत्रावर अनिष्ट परिणाम झालेला आहे.


परिणामी महाराष्ट्र शासन नगरविकास विभाग शासन निर्णय क्र.टिपीएस-1820/प्र.क्र.59/2020/नवि-13 दि.04 जून 2020 नुसार महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, 1966 चे कलम 154 (1) अन्वये खालीलप्रमाणे निर्देश दिलेले आहेत.

प्रस्तुत प्रकरणी सर्व नियोजन प्राधिकरणे/विशेष नियोजन प्राधिकरणे यांनी, केंद्र शासनाच्या आवासन एवम् शहरी कार्यमंत्रालयाच्या क्र.14011/12/2020 अमृत-II ए. दि. 28 मे, 2020

अन्वये जारी केलेल्या मार्गदर्शिकेनुसार कार्यपद्धती अनुसरावी. तसेच उक्त नमुद मुद्दा क्र.2, 3 व 4 दिनांक 25 मार्च, 2020 रोजी किंवा त्यानंतरच्या टाळेबंदीच्या कालावधीत समाप्त होणाऱ्या वैधानिक कालावधींना लागू राहतील. सदर मार्गदर्शिकेतील मार्गदर्शक तत्वानुसार वाढवून देण्याच्या 9 महिन्यांच्या कालावधीसाठी कोणतेही अतिरिक्त शुल्क अगर व्याज आकारणी करण्यात येऊ नये."

उपरोक्त निर्देशानुसार झोपडपट्टी पुनर्वसन प्राधिकरणामध्ये विकासकांना विविध शुल्क भरण्यासाठी देण्यात येणाऱ्या डेफरमेंटच्या सुविधेस 9 महिन्याची मुदतवाढ देण्याचा निर्णय घेण्यात आलेला आहे. त्यानुसार दि.25.03.2020 ते दि.24.12.2020 या दरम्यान विकासकांचे डिफरमेंटचे देय असणारे धनादेश (Except Initial Payment 25% or 33%) वटविण्यास बँकेत सादर करण्यात येणार नाहीत.

तथापि, योजना मंजूरी वेळी भरावयाचे शुल्क अधिमूल्य यांचे प्रदान विकासकांनी नियमानुसार करणे आवश्यक आहे.


मुख्य कार्यकारी अधिकारी
झोपडपट्टी पुनर्वसन प्राधिकरण



झोपडपट्टी पुनर्वसन प्राधिकरण

SLUM REHABILITATION AUTHORITY

CIRCULAR

No. CEO/SRA/4598

Date : 06.08.2019

Subject: Request for expeditious grant of development permissions (IOA & CC) simultaneously & for relaxation in the payments of premium/ charges/ fees/ development charges etc.

1. Government of Maharashtra/India is keen in bringing in ease in doing business. As well as, there is a continuous flow of representations from stake holders to SRA administration claiming threat to viability of SR schemes. One of such representation was received from stakeholders organisation CREDAI-MCHI on 11th July 2019.
2. The said representations received from stakeholders were deliberated amongst HOD's/Officers of SRA administration, the one received on 11th July 2019 was profoundly mulled in the intent and spirit of provisions of clause 6.17 of Regulation No.33 (10) of Development Control and Promotional Regulations (DCPR) 2034, regards exercising powers to implement SR Schemes viz-a-viz their viability looking to the slump experienced in Real Estate Financial conditions and the provisions of DCPR, 2034.
3. Considering the representations from stake holders, Intimation of Approval (IOA) and Commencement Certificate upto Plinth/Stilt height shall be given simultaneously looking to the provisions of Regulation No. 10 of DCPR, 2034 and other laws in force provided


mandatory conditions in DCPR, 2034 are complied with at the time of such a grant of IOA & Plinth/Stilt height CC simultaneously for Rehab Buildings, such as

- i) Obtaining demarcation of roads as per Regulation No. 10 (3) (iv) (h) of DCPR, 2034 from competent department of MCGM in advance,
- ii) Applicable clearance from Assessment department of MCGM,
- iii) Payment of development charges /premiums /development cess /offsite infrastructure charges/ fees etc. as per Regulation No. 10 (7) of DCPR, 2034 in addition to the development permission fee & security deposit as per Regulation No.10 (3) (x) & (xi) of DCPR, 2034,
- iv) One time payment of 'Pest Control charges' to MCGM as per circular issued by MCGM,
- v) Workmen's compensation policy,
- vi) Submission of remarks from empanelled SWD/road & Fire Consultants (till submission of NOC from CFO of MCGM, in case CFO NOC is submitted, no such remarks shall be essential)
- vii) Self certification for cutting /transplanting of existing trees,
- viii) Suitable RUT

4. Considering the viability of SR Schemes, interest shall not be charges on the deferred payments provided time schedule as per policy circular in force is adhered, provided further the

requests for refund or adjustment of interest paid earlier, shall not be entertained.

This circular will come into effect immediately and should be followed scrupulously.


Chief Executive Officer
Slum Rehabilitation Authority

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना
अधिनियम, १९६६.

प्रचलित विकास नियंत्रण व प्रोत्साहन
नियमावलीनुसार अतिरिक्त चटई क्षेत्र निर्देशांकापोटी
आकारण्यात येणाऱ्या अधिमूल्यामध्ये सवलत
देण्याबाबत कलम १५४ अन्वये निर्देश...

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई ४०० ०३२.

शासन निर्णय क्र.टिपीएस-१८२०/अनौ.२७/प्र.क्र.८०/२०/नवि-१३,
दिनांक : १४/०१/२०२१

प्रस्तावना :- राज्य शासनाने, कोविड-१९ विषाणूच्या संक्रमणाचा धोका व जागतिक आरोग्य संघटनेने जाहीर केलेली जागतिक महामारी यांचा सारासार विचार करून, राज्यात वेळोवेळी घोषित केलेली टाळेबंदी आणि या सर्व बाबींमुळे जागतिक स्तरावर आर्थिक व औद्योगिक प्रगतीत आलेली आमुलाग्र शिथिलता या सान्याच्या पार्श्वभूमीवर आर्थिक सुधारणांसाठी राज्य शासनामार्फत विविध उपाययोजना करण्यात येत आहेत. ह्याचाच एक भाग म्हणून रियल इस्टेट क्षेत्राच्या पुनरुज्जीवनासाठी शासनस्तरावर प्रयत्न सुरु आहेत. या दृष्टीने, बांधकाम क्षेत्राला पुनर्भारणीसाठी प्रोत्साहन देणे गरजेचे झाले आहे. या अनुषंगाने दिपक पारेख समितीने काही शिफारशी सुचविल्या आहेत.

अतिरिक्त चटई क्षेत्र निर्देशांक मंजूर करताना आकारण्यात येणारे अधिमूल्य हे शासनाने ठरवून दिलेल्या टक्केवारीनुसार नियोजन प्राधिकरणांकडून आकारण्यात येते. अशा अधिमूल्यात शासन तसेच नियोजन प्राधिकरण यांच्यामध्ये काही प्रमाणात हिस्स्याचे वाटप आहे. तर प्रादेशिक योजना क्षेत्रात आकारण्यात येणारे अधिमूल्य हे शासनाने ठरवून दिलेल्या टक्केवारीनुसार संबंधित नगर रचना विभागाची शाखा कार्यालये / जिल्हाधिकारी यांच्यामार्फत आकारण्यात येते. अतिरिक्त चटई क्षेत्र निर्देशांकासाठी अधिमूल्य हे वार्षिक बाजारमूल्यदर तक्त्यातील संबंधित वर्षाच्या संबंधित जमिन दराच्या, शासनाने ठरवून दिलेल्या टक्केवारीनुसार आकारायचे आहे. त्यामुळे अशा अतिरिक्त चटई क्षेत्र निर्देशांकासाठी आकारण्यात येणाऱ्या अधिमूल्यामध्ये पारेख कमिटीच्या शिफारशीनुसार सूट देणे आवश्यक असल्याचे आणि सदर बाब तातडीने लागू करणे आवश्यक असल्याचे शासनाचे मत झाले आहे. तसेच प्रचलित विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुदीनुसार अतिरिक्त चटई क्षेत्र निर्देशांकाव्यतिरिक्त नियोजन प्राधिकरणांमार्फत तसेच इतर प्राधिकरणांमार्फत अन्य बाबींसाठीचे अधिमूल्य आकारण्यात येते. यानुसार आकारण्यात येणाऱ्या अधिमूल्यामध्ये ५०% (पन्नास टक्के) सूट देण्याबाबत नियोजन प्राधिकरणांचे / इतर प्राधिकरणांचे स्तरावर निर्णय घेण्याबाबत सर्व नियोजन प्राधिकरणांना तसेच इतर प्राधिकरणांना सूचना देणेबाबत शासनाचे मत झाले आहे.

सबब याबाबत महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम १५४ अन्वये सर्व नियोजन प्राधिकरणे/नगर रचना विभागाची सर्व शाखा कार्यालये/सर्व जिल्हाधिकारी/इतर प्राधिकरणे यांना पुढीलप्रमाणे निदेश देण्यात येत आहेत :-

" निदेश "

१. प्रचलित विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार, नियोजन प्राधिकरणाचे क्षेत्रात तसेच प्रादेशिक योजना क्षेत्रात अतिरिक्त चटई क्षेत्र निर्देशांकापोटी / फंजीबल चटई क्षेत्र निर्देशांकापोटी आकारण्यात येणाऱ्या अधिमूल्याच्या बाबतीत ५०% (पन्नास टक्के) सूट देण्यात यावी. यानुसार अंमलबजावणी करताना खालीलप्रमाणे (अ, ब व क) कार्यवाही करण्यात यावी.
२. तसेच प्रचलित विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुदीनुसार अतिरिक्त चटई क्षेत्र निर्देशांकाव्यतिरिक्त नियोजन प्राधिकरणांमार्फत तसेच इतर प्राधिकरणांमार्फत अन्य बाबींसाठी (उदा.स्टेअरकेस, पॅसेजेस, खुले क्षेत्र कमतरता सवलती देण्यासाठी, विभाग बदल इ.) आकारण्यात येणाऱ्या अधिमूल्यामध्ये ५०% (पन्नास टक्के) सूट देण्याबाबत नियोजन प्राधिकरणांनी / इतर प्राधिकरणांनी निर्णय घ्यावा. त्याची अंमलबजावणी करताना खालीलप्रमाणे (अ, ब व क) कार्यवाही करण्यात यावी.

अ) या योजनेसाठी खालील प्रकल्प / प्रकल्पाचा भाग पात्र होतील.

- (i) चालू प्रकल्प आणि नवे प्रकल्प : अशा प्रकल्पांना दि.३१/१२/२०२१ पर्यंत प्रत्यक्ष जमा करण्यात येणाऱ्या अधिमूल्याच्या रकमेवर ५०% (पन्नास टक्के) एवढी सूट देय असेल.
- (ii) सदर सवलत केवळ विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार आकारावयाचे सर्व प्रकारचे अधिमूल्य (Premium) यासाठी लागू असून, विकास शुल्क (Development Charges) अथवा इतर प्रशासकीय बाबींना लागू राहणार नाही.

ब) जे विकासक वरीलप्रमाणे ज्या प्रकल्पांसाठी अथवा प्रकल्पातील ज्या भागासाठी अधिमूल्यात सुट घेतील अशा प्रकल्पांमधील EWS/LIG/MIG/HIG क्षेत्रातील घरे / सदनिका/ वाणिज्यिक-औद्योगिक इ. गाळे घेणाऱ्या ग्राहकांचे देय मुद्रांक शुल्क भरतील (म्हणजेच ग्राहकाचे मुद्रांक शुल्क शुन्यावर आणतील) अशाच विकासकांना सदर योजनेचा लाभ मिळेल व तशा प्रकारचे जाहीर प्रकटीकरण व खालीलप्रमाणे कार्यवाही अशा विकासकांनी करणे जरूरीचे राहील.

- I. या योजनेमध्ये सहभागी होवू इच्छिणाऱ्या प्रकल्पांकरिता संबंधित विकासकाने ग्राहकांचे पूर्ण मुद्रांक शुल्क भरण्यात येणार असल्याचे हमीपत्र नियोजन प्राधिकरणाला सादर करावे लागेल.
- II. अशा प्रकल्पांमधील मुद्रांकांचा संपूर्ण खर्च विकासकामार्फत करण्यात आला असल्याचे लाभार्थी ग्राहकाचे प्रमाणपत्र विकासकास नियोजन प्राधिकरणाला सादर करावे लागेल.
- III. विकासकाने ज्या ग्राहकांचा अशा प्रकारे मुद्रांकांचा संपूर्ण खर्च केला आहे, त्यांची यादी त्यांच्या संकेतस्थळावर प्रसिध्द करावी लागेल.
- IV. जे प्रकल्प या योजनेत सहभागी होतील त्या प्रकल्पांची अथवा प्रकल्पांच्या ज्या भागासाठी सवलत घेतली आहे त्याची यादी, महानगरपालिका आयुक्त / नगरपरिषद अथवा नगरपंचायत

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मुख्याधिकारी / जिल्हाधिकारी / नियोजन प्राधिकरण यांच्यामार्फत माहितीकरिता मुद्रांक नोंदणी कार्यालयास कळवावी लागेल. तसेच संबंधित प्राधिकरणाच्या संकेतस्थळावरही प्रसिध्द करावी लागेल.

V. या सवलतीचा लाभ घेणाऱ्या प्रकल्पांना, लाभ घेतलेल्या बांधकाम क्षेत्राची विक्री होईपर्यंत मुद्रांक शुल्क सवलतीचा लाभ चालू ठेवावा लागेल.

क) नव्याने अधिमूल्य आकारणी करावयाच्या नवीन प्रकल्पांच्या अथवा प्रकल्पाच्या नवीन भागाच्या बाबतीत अधिमूल्य आकारणीकरीता जो वार्षिक बाजारमूल्य दर तक्ता (Annual Statement of Rates-ASR) आधारभूत धरण्यात येईल तो -

i) दि.०१/०४/२०२० रोजी लागू असणारा,

किंवा

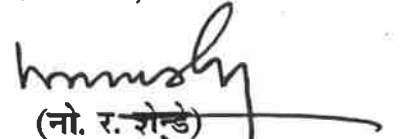
ii) अधिमूल्य भरणा करताना प्रचलित असणारा,

यापैकी जो अधिकतम (जास्त) असेल, तो तक्ता (Annual Statement of Rates-ASR) गृहीत धरून आकारणी करण्यात यावी.

सदर योजनेची प्रभावी अंमलबजावणी करण्याकरिता महारेराशी समन्वय साधून आवश्यकतेनुसार त्यांची मदत व मार्गदर्शन घेण्यात येईल.

सदर निदेश लगोलग अंमलात येतील.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,


(नो. र. शेन्डे)

सह सचिव, महाराष्ट्र शासन

प्रति :-

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- २) सर्व विभागीय सहसंचालक, नगर रचना.
- ३) सर्व विभागीय आयुक्त.
- ४) सर्व जिल्हाधिकारी.
- ५) आयुक्त, सर्व महानगरपालिका.
- ६) महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.
- ७) सर्व विशेष नियोजन प्राधिकरणे.
- ८) मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.
- ९) सर्व नवनगर विकास प्राधिकरणे.

- १०) सहायक संचालक, नगर रचना / नगर रचनाकार, नगर रचना व मूल्यनिर्धारण विभाग, सर्व शाखा कार्यालये.
- ११) मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषद.
- १२) अवर सचिव, नवि-११/नवि-३०, कक्ष अधिकारी, नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
- १३) मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)
- १४) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.
/- सोबतचे निदेश या विभागाच्या संकेतस्थळावर प्रसिध्द करावेत.
- १५) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.
/- सदरचे निदेश शासनाच्या संकेतस्थळावर प्रसिध्द करावेत.
- १६) निवडनस्ती, कार्यासन (नवि-१३).

प्रत :-

१. मा.मुख्यमंत्री महोदय यांचे प्रधान सचिव, मंत्रालय, मुंबई.
२. मा.उप मुख्यमंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई.
३. मा.मंत्री, नगर विकास यांचे खाजगी सचिव, मंत्रालय, मुंबई.
४. मा.राज्यमंत्री, नगर विकास यांचे खाजगी सचिव, मंत्रालय, मुंबई.
५. मा.विरोधी पक्षनेता, विधानपरिषद / विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
६. मा.उपसभापती, महाराष्ट्र विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
७. मा.उपाध्यक्ष, महाराष्ट्र विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
८. प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.
९. संचालक (नगर रचना) तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
