

Ref. No. MCHI/PRES/19-20/536

July 7, 2020

To,
Shri Praveen Pardeshi (IAS)
 Additional Chief Secretary,
 Urban Development Department (I),
 Mantralaya, Mumbai

Sub: Granting relief on payment of instalment facility to MCGM and UD due to Covid-19.

Ref: 1. Ministry of Housing & Urban Affairs circular no. K-14011/12/2020-IIA dt. 28.05.2020

2. MCGM circular no. CHE/DP/869/Gen dt. 02.06.2020

Respected Sir,

The entire country is reeling under the impact of Covid-19 and Mumbai Region is worst hit. Housing industry, which is the largest employer in the country after agriculture, has been affected in a very severe manner. Urgent intervention is required to help the industry and we are sure that under your leadership, appropriate package will be given by State to the industry at the earliest.

We wish to draw your attention to an area wherein the Govt. of India has already issued directives to help the industry but the same have not yet been implemented by Municipal Corporations. As per the above referred directives:

'..Directions issued Ministry of Housing & Urban Affairs, Govt. of India u/no. K-14011/12/2020-AMRUT-II A dtd. 28.5.20, it has been directed to extend the validity of various kinds of approvals by Urban Local Bodies (ULBs) /Urban Development Authorities/Other State Agencies including commencement/completion certificates, payment schedule of charges including development charges, no objections certificates from various agencies by 9 months automatically. It was further stated in the said direction that these extensions maybe considered for all those projects whose validities are expired on or after 25.3.2020 for which State may issue necessary directions to Municipal Corporation / Urban Development Authorities / ULBs so that various approvals, payment of charges and compliances by building proponents maybe rescheduled without any requirement of individual application from building proponent in this regard.'

Sir, while MCGM has issued circulated dated 02.06.2020 it has only extended the validity of the permissions upto 31.3.2020. It has not extended the dates of payments of charges by 9 months as directed by Govt. of India. We request issue urgent necessary directions to all the concerned department for the following suggestions

- 1. To defer the date of payment of all pending charges & instalments (including premium FSI, Fungible FSI, staircase FSI, development charges etc.) by 9 months from the earlier due date, without charging of any interest for this 9 month period.**

2. All property taxes dues of earlier as per recovery notices and for current year should not be collected till March 2021.
3. LUC charges payable should be on basic FSI and not on plot potential.

Your urgent and immediate intervention in this matter will help the industry restart work and start generating employment.

Thanking You,

Yours Sincerely,
For CREDAI-MCHI

Nayan A. Shah
President

Bandish Ajmera
Hon. Secretary