

Ref. No. MCHI/PRES/19-20/343

May 15, 2020

**To,
Dy Municipal Commissioner (Improvements),
MCGM,
Mumbai**

**Subject: Extension of Validity of NOC issued by Estate department - in
Current Lockdown Scenario**

Dear Sir

As prevalent, due to the extended lockdown and mass exodus of migrant workers from the city of Mumbai including insitu site workers, inspite of the pre-monsoon works being allowed to be undertaken at site, now all such works are coming to a standstill.

This Pandemic COVID-19 is going to cause an unprecedented impact on business and liquidity. The outbreak of Coronavirus is expected to further weaken the real estate segment especially residential real estate sector that has already been reeling from the adverse impact of the prevailing liquidity crunch, huge unsold inventory and weak affordability and subdued demand conditions.

Entire supply chain and resources required for completion of a real estate project will take months to restore. The labours have migrated back to their villages and will return only after monsoon is over. The supply chain of materials required will also take months to restore. Hence Real Estate sector will take minimum six months, to be in position to start generating funds to start repayment of instalment facility granted to us.

All the works planned as per RERA or otherwise have already got delayed and will get further delayed now due to COVID -19. Due to Force Majeure, as also declared by the Central Govt, we express our dilemma and incapability to execute works as per any definite schedule. We are in no position to plan, or even guess how and when works will become normal.

In this regard we state that:

The department of Estate issues various NOC against collection of several premiums in following cases

- 1) NOC to CC for lease hold plots under DCR 33-7
- 2) LOI for Municipal tenanted plots
- 3) Project period time line in LOI on issue of NOC to CC for Municipal tenanted plots

Usually, these projects are expected to be completed in 3 years from the date of NOC, which already was less and now will be further severely affected and indefinitely delayed.

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Therefore, there is an absolute necessity for you to kindly extend the validity of all NOC's issued by another 12 months. Sir practically the migrant workers are just leaving and with the onset of monsoon the workers will not return before Diwali. There is severe shortage of manpower at sites and anything less would appear impractical given the situation. Also, there will be considerable delay in many of the allied industries coming on track, our vendor suppliers everyone are hit and therefore it is easy to estimate that the projects see an indefinite delay of at least 12 months from today.

Sir this delay coupled with financial losses, no sales, interest etc. is going to render a lot of projects getting stalled and incomplete. Especially in Dcr 33-7 as there is a monthly outgo of rent to all tenants. The situation is going to worsen by the day and bring untold misery on all the citizens (developer & tenant alike)

Therefore, it is only appropriate to mention at this juncture that you may please urgently issue circular stating extending the validity of all the valid NOCs for a period of 12 months

without any penalty or interest, in the interest of the project, no premiums to be insisted against issuance of any new NOC and allow-direct the building proposal to process application without insisting Extension of LOI/ NOC further for a period of 12months.

Furthermore, sir our Premium related and policy issues which have been discussed with the Municipal Commissioner several times now we request you to give us hearing for these and also on EODB on Digital meet on Zoom at an early suitable date along with all your staff and industry to work out suitable solution in real estate projects on Estate lands.


Sir, we pray to you to act on most urgent basis as these extraordinary times and we all are doing everything we can by going out of the way to make every individuals life better and less miserable,

Thanking you and look forward to a positive response

Yours Sincerely,
For CREDAI-MCHI



Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary