

S. S. Hussain I.A.S. (Ex)

Chief Executive Officer

Ref. No. : MCHI/CEO/17-18/203

June 15, 2018

Sub:- Request to rationalise PCO Charges

Dear

This is in reference to the earlier representations submitted by us with regards to the PCO charges being currently charged. The charges today are at the rate of Rs.15 (rate of insecticide per sq.mtr.) x Total Constructed Area x No. of years under construction. The rate of pesticide, Rs.15/- per sq.mtr. has been increased by Rs.2/- every year since 2016; as such in 2018, it is being charged at Rs.19/- per sq.mtr.

PCO Charges to be carried not on the entire construction but limited to pocket where water get stagnated. In view of the above its not justified that PCO is levied on total construction.

Sir, it is our humble submission that charging PCO on the total constructed area from day one creates a lopsided situation as the entire area is not built at one time but is built in stages and over a period of 3~5 years per project. In order to keep things simple and from the sole perspective of bringing transparency in business, we are proposing the following for your kind consideration:

1. Keep the pesticide charges standard & fixed at Rs.17/- per sq.mtr. going forward;
2. To charge PCO charges not on the constructed area but on the FSI potential of the plot;
3. To charge an upto 3000 sq.mtr. plot as per the following formula (assuming it will take 3 years to complete the construction) : Rs.17/- (rate of insecticide per sq.mtr.) x FSI / 3 (block of 3 years); for every subsequent year of construction (till completion of the project) at the rate of Rs.6/- x Balance FSI to be constructed at the time of charge;
4. To charge a plot above 3000 sq.mtr. as per the following formula (assuming it will take 5 years to complete the construction) : Rs.17/- (rate of insecticide per sq.mtr.) x FSI x 5 (block of 5 years); for every subsequent year of construction (till completion of the project) at the rate of Rs.6/- x Balance FSI to be constructed at the time of charge.

As the above is likely to further ease of doing business and bring transparency in business, we request you to please consider and expedite the implementation of the same.

Submitted for your kind consideration, please!

Yours



(S. S. Hussain)

To,
Shri Ajoy Mehta (I.A.S.)
Municipal Commissioner,
Municipal Corporation of Greater Mumbai
Mumbai - 400 001

