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Prakash Baviskar

Ref. No. MCHI/PRES/19-20/056

September 30, 2019

To,

Shri Milind Mhaiskar (I.A.S.)

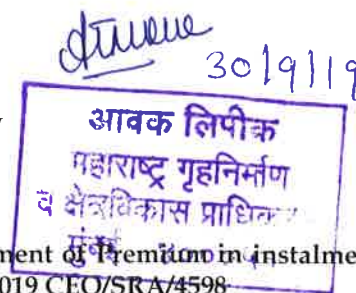
Vice President & Chief Executive Officer,

Maharashtra Housing & Area Development Authority

Government of Maharashtra

Bandra (E), Mumbai

- Sub : 1) Alignment of the MHADA Policy for payment of Premium in instalment on the same lines of SRA Policy dated 6.8.2019 CEO/SRA/4598
- 2) Transition Policy to deal with transition cases for payment of reduced rate of fungible FS,I, Premium to MHADA as Planning Authority in accordance with the decision of the Government of Maharashtra vide Notification No.TPB-4319/189/CR-123/2019/UD-11 dated 20th August 2019
- 3) No interest to be charged by MHADA for premium paid under DCR 33(5) for additional FSI availed from MHADA as land owner in accordance with SRA Policy dated 06.08.2019
- 4) Alignment of MHADA's policy contained in Resolution NO.6749 dated 11/7/2017 with MCGM Policy Circular dated 31.08.2019 with regards to grant of CC/OC, etc.



Respected Sir,

Reference is requested to the above. In this regard, we would like to submit as under :

- a) MHADA is the Planning Authority in respect of lands owned by MHADA as notified vide Notification No. TPB-4315/167/CR-51/2015/UD-11 dated 23rd May 2018. In view of the said notification, MHADA exercises all the powers of a Planning Authority as exercised by MCGM and SRA in respect of development of lands within its jurisdiction.
- b) MCGM and SRA have from time to time issued policy circulars with a view to expedite development/redevelopment and these policy circulars have been made applicable by MCGM/SRA in their jurisdiction.
- c) Reference in this regard is requested to DC Regulation 33(5) of the DCPR 2034. The sub regulation 6 of the DCPR 33(5) inter alia reads as under :
6) Notwithstanding anything contained in these Regulations, the other relaxation incorporated in Regulation 33(10) of these Regulations except clause 6.11, 6.15, 6.16 and 6.18 shall apply. The payment of premium at the rate of 25% of normal premium or at the rate of 6.25% of the land rate as per AST (for FSI 1), whichever is more shall apply to the Housing Scheme under this Regulation for construction of tenements under EWS/LIG/MIG categories. However, the front open space shall not be less than 3.0m.
As is clear from the above, it is the intention of the government that the relaxations incorporated in regulation 33(10) save and except clause 6.11, 6.15, 6.16 and 6.18 shall apply mutatis and mutandis in respect of DCPR 33(5) and development of land there under. In essence it is the intention of the Government that the redevelopment under DCPR 33(5) be equated with redevelopment of slums as the same is difficult to undertake.
- d) The SRA vide circular no. CEO/SRA 4598 dated 6.8.2019 has inter alia granted issued the following circular : (Copy Enclosed-1)
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 and 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 for Assessment department of MCGM,
 - iii) Payment of development charges/premiums/development cess/offsite infrastructure charges/fees, etc. as per Regulation 10(7) of DCPR, 2034 in addition to the development permission fee and security deposit as per Regulation No.10 (3)(x) and (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 and Fire Consultants (till submission of NOC from CFO of MCGM, in case CFO NOC is submitted, no such remark 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 charged on the deferred payments provided time schedule as per policy circular in force is adhered**, provided further the request for refund or adjustment of interest paid earlier, shall not be entertained.

As can be seen from the above, the SRA has allowed payment of premium charges, fees, development charges etc. in instalment without payment of any interest. **In view of the above, it is submitted that MHADA adopt the same policy for the charges payable to MHADA as a Planning Authority and not charge any interest there on so as to facilitate and make viable redevelopment of MHADA colonies and moreover as per DCPR 33(5) all policies of the DCPR 33(10) are to be made applicable to development under DCPR 33(5) ipso facto.**

- e) Reference is requested to the cases where MHADA has granted the facility for the payment of various premiums by way of instalment as per the then policy circular dated 06.09.2017 of the MCGM. The said circular of the MCGM was superseded by a revised circular dated 17.09.2019. (Copy Enclosed-2). The revised circular was issued by the MCGM pursuant to the Government of Maharashtra vide notification no. TPB-4319/189/CR/-123/2019/UD-11 dated 20.08.2019 which inter alia reduced the premium payable for Fungible FSI, FSI under DCR 33(5), DCR 33(19) and development cess, etc. as more particularly contained in the said notification. Subsequent there to the Government of Maharashtra also vide notification no. TPB 4319/CR-156/2019/UD-11 dated 19.09.2019 (Copy Enclosed-3) has inter alia agreed to allow instalments for payment of premium coming to the share of the Government and the various Governmental agencies as per the revised MCGM circular dated 17.09.2019.
- f) In this regard we have to submit that the industry is undergoing tremendous hardship and in view thereof the Government has taken a pragmatic decision to give relief to the industry by reducing the premiums, etc. The intention of the Government is to ensure that both existing and ongoing projects are able to avail the benefit of the Government's decision and avail the relief notified by the Government. In view thereof, it is submitted that the transition policy in respect of ongoing projects should clearly provide that existing projects, where instalment schemes for payment of premium has been availed and where one or more instalment have been paid with one or more instalment outstanding, the outstanding instalment should be recalculated as per the reduced premium as notified by the Government. For e.g. if an amount of Rs.1.00 crore is to be paid for fungible FSI in 4 instalments and 2 instalments have been paid then in such a case the balance 2 instalments will be recalculated by reducing the same

by 20% and accordingly fresh demand note in this respect be issued. The same would also apply to premium charged by MHADA under DCPR 33(5). Moreover, in line with the SRA policy referred to herein above, no interest ought to be charged in respect of the outstanding premium. **It is respectfully submitted that MHADA is not required to follow the MCGM instalment scheme and in fact required to follow the SRA scheme for reasons as submitted above.**

- g) Reference is also requested to the Resolution No. 6749 dated 11/07/2017 of MHADA wherein MHADA had inter alia permitted payment of premium to MHADA in 4 instalment subject to payment of interest at the rate of 12%. Under the same, payment of premium for FSI under DCR 33(5) was allowed in 4 instalments with an upfront payment of 25% and 3 yearly instalment of 25% each. Reference in this regard is requested to the revised MCGM Circular dated 17.09.2019 bearing No. CHE/DP/14770/Gen. As per the revised circular for buildings upto 70 meters payment of premium has been allowed as follows:

Sr. No.	Type of Payments to be made (A per Sub Clause)	Initial Payment	At the end of months with interest			
			12 th	24 th	36 th	48 th
		1 st Instalment	2 nd Instalment	3 rd Instalment	4 th Instalment	5 th Instalment
1	8a	10%	22.5%	22.5%	22.5%	22.5%

For buildings in excess of 70 meters the following instalment schemes has been allowed.

Sr. No.	Type of Payments to be made (A per Sub Clause)	Initial Payment	At the end of months with interest				
			12 th	24 th	36 th	48 th	60 th
		1 st Instalment	2 nd Instalment	3 rd instalment	4 th instalment	5 th Instalment	6 th Instalment
1.	8a	10%	18%	18%	18%	18%	18%

The Government component has also been allowed to be paid in instalments as above. The above instalment scheme is also followed by SRA but without levy of any interest whereas Government/MCGM levies 8.5% interest p.a. In view of the above, it is submitted that the MHADA also allows payment of Fungible FSI premium, lift, lift lobby premium, staircase premium, additional FSI premium under DCPR Regulation 33, etc. in instalments as above without levy of any interest.

- h) Moreover, the MCGM circular dated 17.09.2019 does not restrict or link the CC with the payment of instalment as is done by MHADA under the Resolution 6749 referred to hereinabove. Further the Government vide its notification dated 19.09.2019 has also allowed payment of its premium on the same lines as stated above. As such it is clear that MHADA's instalment scheme for grant of FSI under DC Regulation 33(5) is not aligned to the instalment scheme of the MCGM or the SRA or the Government. In view thereof it is submitted that the

instalment scheme as contained under Resolution 6749 be aligned with the instalment scheme of the SRA/MCGM/Government subject to however that no interest be charged for the same as done by the SRA.

- i) It is further submitted that projects undertaken by developers under DCPR 33(5) are completed in a phase-wise manner as the project involve rehabilitation/shifting/ redevelopment and are not undertaken in open plots of land. However, FSI premium is calculated for the entire project without segregating the Rehab part or the sale part for the purpose of grant of instalment. As is the case in most projects the rehab buildings are completed first and the sale buildings are completed later. However, the instalment scheme of the MCGM does not provide for such a situation. It is therefore submitted that based on the proportion of the premium paid, MHADA should grant OC in respect of building as and when completed for e.g. if the premium for the entire development is Rs.1 crores and 50% of the premium has been paid then in such a case MHADA should grant OC for 50% of the development. This will help in expeditious rehabilitation.
- j) The Government vide notification No. TPB-4317/629/CR-118(III)2017/UD-11 dated 13.11.2018 has issued notice inviting suggestion/objection for reducing visitors parking from 25% to 5%. It is submitted that projects of redevelopment particularly under DCPR 33(5) are unable to provide the 25% visitors parking. Considering the overall situation it is submitted that subject to final approval of the draft notification, MHADA should approve plans with 5% of visitors parking in the interregnum, so as to ensure that projects are able to get off the ground and are not held up awaiting the approval of the draft notification.
- k) The MCGM vide Ease of Doing Business Circular dated 29.12.2015 has inter alia permitted to grant zero IOD/CC to enable developers to start preconstruction activity such as excavation, etc. It is submitted that this policy of the MCGM has facilitated expeditious development by reducing the time frame taken for the preconstruction activities. However, no similar policy is available for MHADA land. It is therefore submitted that in line with the EODB policy of the MCGM, MHADA should also permit to grant zero IOD/CC to enable developer to start preconstruction activity without waiting for the final IOD/CC.

In view of the above we request you to grant us an audience so as to enable us to explain in detail the above issues at the earliest before finalizing the transition policy in this regard.

Thanking you,

Your sincerely,
For CREDAI-MCHI



Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary



Sanjiv S. Chaudhary MRICS
Chief Operating Officer



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

प्रशासकीय इमारत, प्रो. अनंत काणेकर मार्ग, वांद्रे (पूर्व), मुंबई - ४०० ०५९.

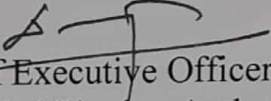
दूरध्वनी : २६५६ ५८००, २६५९ ०४०५ / ९८७९, फॅक्स : ०२२-२६५९ ०४५७, ई-मेल : info@sra.gov.in

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

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO: CHE/DP/14770 /GEN Date 17/09/2019

C I R C U L A R

Sub: Facility of installments in payments payable for grant of IOD/ CC for various fees/ charges/ deposits/ premiums to be paid in respect of Building permissions.

- Ref: i)CHE/DP/15755/GEN dtd. 06-09-2017
- ii)CHE/DP/23185/GEN dtd. 20-11-2017.
- iii)ChE/DP/13915/GEN dtd 04-09-2019.

In view of requests received from various Stake Holders in Housing Industry, it was decided after due consideration to modify the circulars mentioned at reference No (i) & (ii) and accordingly, the circular was modified and issued under reference no (iii) above. With a view to provide further stimulus to Housing Industry to facilitate its revival, it is proposed to modify the circular issued vide reference no (iii) as follows, to grant the facility of installments in payment of fees/ premiums/ charges/ deposits, as per the following guidelines:-

(1) The installments facility shall not be granted to following payments and shall be paid at initial stage i.e. at IOD/ Amended plan approval

- (i) Scrutiny fees (shall be paid along with submission of proposal)
- (ii) IOD deposit
- (iii) Debris deposit
- (iv) Labour cess
- (v) Development charges

(2) The installment may be granted to the premiums/ charges payable to MCGM for followings:

- (i) 25% MCGM share of Additional FSI on payment of premium permissible under Reg 30 of DCPR 2034.
- (ii) Additional FSI permissible under Reg 33 of DCPR 2034, for MCGM part.
- (iii) 50% of total premium payable to Corporation towards utilisation of Fungible Compensatory area under Reg 31(3) of DCPR-2034.

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Chief Engineer
(Development Plan)

- (iv) Premium to exempt area covered under Staircase/Lift/ Staircase and Lift Lobby from FSI.
- (v) Premium towards condonation of deficiency in open space of all types

(3) The facility of installments in the payments to be paid to MCGM will be allowed only where the minimum amount payable at the time of granting installment facility to MCGM under clause 2 above is Rs. 50.00 Lakh and above.

(4) The installment facility shall be granted to the payments mentioned at above Clause No. (2) only.

(A) For building having height less than 70.00 mtrs.

The installments facility shall be granted for the period of 48 (Forty Eight) months. There will be total of five installments, starting with the first initial payment and followed by four installments at the interval of 12 months each. The installment facility shall be granted as per following table.

Sr No	Type of Payments to be made (As per Sub Clause)	Initial payment	At the end of months with interest			
			12 th	24 th	36 th	48 th
		1 st Installment	2 nd Installment	3 rd Installment	4 th Installment	5 th Installment
1	8a	10%	22.5%	22.5%	22.5%	22.5%

(B) For building having height equal to or more than 70.00 mtrs.

The installments facility shall be granted for the period of 60 (Sixty) months. There will be total six installments, starting with the first initial payment and followed by five installments at the interval of 12 months each. The installment facility shall be granted as per following table.

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 Chief Engineer
 (Development Plan)

Sr No.	Type of Payments to be made (As per Sub Clause)	Initial payment	At the end of months with interest				
			12 th	24 th	36 th	48 th	60 th
		1 st <i>Installment</i>	2 nd <i>Installment</i>	3 rd <i>Installment</i>	4 th <i>Installment</i>	5 th <i>Installment</i>	6 th <i>Installment</i>
1.	8d	10%	18%	18%	18%	18%	18%

Note:- (i) No further extension in allowing payment in installments will be entertained beyond the above prescribed schedule.

(ii) The balance instalment amount and scheduled dates of installment of earlier approved Installment Payment facility shall be got modified in accordance with this circular.

(5) Developer/Architect shall apply for grant of facility of installment payments in respect of payments to be made to MCGM for items mentioned in clause 2 above only and same shall be submitted to the concerned Dy Ch Engineer (Building Proposal) of zonal office for his approval.

(6) All the installment proposals shall be submitted to the concerned Deputy Chief Engineer(BP) through concern staff of C A (Finance) appointed in the Zonal Building Proposal office for consideration and obtaining sanction. The format of the report to be submitted to the concerned Deputy Chief Engineer(BP) shall be as per **Annexure C** to this Circular. The approval of the concerned Deputy Chief Engineer (BP) can be obtained once the concessions are approved or can be processed independently on request of Arch. / L.S./Developer.

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Chief Engineer
(Development Plan)

After grant of installment facility from the concerned Deputy Chief Engineer (BP), for new building proposals or for ongoing proposals, where the work is being carried out as per approval;

(i) The concerned A.E.(BP) shall issue demand note of the payments to be made by Developer/Owner/Society considering installment facility within 3 days from date of issue of IOD/ amended plan in case of new proposal/ amended plan and within 3 days of receipt of sanction from the concerned Deputy Chief Engineer (BP) in case of ongoing proposals.

(ii) Following conditions shall be incorporated in the IOD/ amended plan approval letter.

(a) In case of IOD

"That the payment as per schedule of installment granted by the concerned Dy.Ch.E. (BP) shall not be made."

(b) In case of amended plan approval,

"The payment as per schedule of installment granted by Dy.Ch.E.(BP) shall be made."

(iii) Developer/ Owner/ Society (The project proponent) shall submit Registered Undertaking stating that, all the terms and condition mentioned in this circular shall be binding on them and the same will be followed scrupulously. The project proponent shall also undertake that, they shall make aware to the prospective buyers in the project and the RERA Authorities about the installment payment facility availed by them in the various payments to be made to MCGM / Government and the provisions in the Circular about initiating action by MCGM against the default in payment on schedule date.

The project proponent shall also submit Indemnity Bond indemnifying MCGM / MCGM staff against any dispute, litigation, RERA compliances etc. regarding the installment payment facility availed by them.

The project proponent shall make payment of demand of 1st installment within 1 month from the issue of demand note.

(7) Only after receipt of said Indemnity Bond and Registered Undertaking along with payment of 1st installment, Commencement Certificate will be issued by

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Chief Engineer
(Development Plan)

concerned A.E. (BP)/ E.E.(BP) subject to compliance of all other related IOD/ amended plan approval letter conditions.

(8) (a) In respect of Building having height less than 70.00 mtrs.

The remaining installments shall be payable in yearly installments in four years from the date of payment of 1st installment. The amount of each installments shall be due in 12th, 24th, 36th & 48th month from the payment of the first installment or due date as per schedule & shall be paid on due date with the interest calculated at the rate of 8.5% p.a. on reducing outstanding balance payment as illustrated in Scenario-I of Annexure- A.

In respect of Building having height equal to or more than 70.00 mtrs, the remaining installments shall be payable in yearly instalments in five years from the date of payment of first installment. The amount of each installments shall be due in 12th, 24th, 36th, 48th and 60th month from the payment of the first installment or due date as per schedule & shall be paid on due date with the interest calculated at the rate of 8.5% p.a. on reducing outstanding balance payment as illustrated in Scenario-I of Annexure- B.

(b) C.C. equivalent to 10% of approved Built Up Area shall be restricted. If BUA of topmost floor is more than the 10% BUA, then the C.C. for the entire top most floor shall be restricted.

(c) The total recovery of payment for balance amount with interest due shall be confirmed by concerned A. E. (B.P.) before releasing restricted 10% C.C. The C.C. thus restricted, shall be released forthwith on receipt of all the installments with interest within the specific period as mentioned in sub-clause 8(a) & (b) above and other clauses of this circular subject to compliance of all other related IOD/ amended plans approval letter conditions.

(9) The Developer/Owner/Society shall deposit G. L. Code wise / Organisation wise post-dated cheques for installment amount with an interest due and drawn on Scheduled Bank, as per the schedule date of payment.

(10) If Developer/Owner/Society fails to deposit the installment amount within a period of three months from the schedule date of installment / schedule date of last installment, the stop work notice as per MMC Act 1888 and also action as

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 Chief Engineer
 (Development Plan)

deemed fit as per Section 55 of MR & TP Act 1966 will have to be initiated against the Developer/ Owner/ Society immediately by informing concerned Designated Officer of Ward with specific details about non-payment of dues and work beyond approvals if any as the case may be as illustrated in **Scenario-II of Annexure- A & B.**

Thereafter, no instalment facility shall be granted for the proposal under reference in future till the payment towards instalment amount due alongwith interest is made.

In cases where payment is deferred beyond extended period of 3 months, amount payable by the Developers/Owners/Society shall be arrived as follows and shall be got verified from the concern staff of C A (Finance) appointed in the Zonal Building Proposal office.

- i) Payment payable for the project shall be recalculated as per the SDRR Rate of prevailing year for the area on the date on which entire payment which was differed is being made by the developer. Then from such recalculated payment, amount of payment already paid shall be deducted. However, any interest amount paid will not be allowed to be adjusted against recalculated payment or any other amount payable to MCGM.
- ii) The amount of balance installments along with applicable interest from the date of deferred installment till the date on which differed entire payment with interest is being made by the developer shall be calculated.

The amount whichever is more out of calculations (i) and (ii) above shall be distributed equally among the remaining installments and shall be recovered on scheduled dates from the Developers/Society/Owner along with 8.50 % interest as illustrated in **Scenario - III of Annexure - A & B.**

(11) If the Developer/ Owner/ Society availing the benefit of installment has carried out the work beyond C.C. granted, then the facility granted for installment shall be treated as cancelled and further action as mentioned in clause 10 above shall be initiated and the balance payments shall be reworked and recovered as mentioned therein clause 10 above along with regularisation charges before regularisation of work and before grant of C.C./ further C.C. as illustrated in **Scenario - IV of Annexure - A & B.**

(12) If the plans are amended in future during the installment payment facility period which attracts certain premiums, charges as mentioned in clause 2 and if, there is

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Chief Engineer
(Development Plan)

no default in payment as per earlier installment payment facility granted, the said additional amount payable towards amended plan shall be allowed to be paid in installment as under and as illustrated in **Scenario – V of Annexure- A & B**, only on approval of the concerned Dy Ch Engineer (B.P.) for the same.

- a) The additional amount payable will be divided into two/three/four/five or six installments as the case may be as follows:
- i) 10% amount shall be payable immediately on approval of additional installment facility.
 - ii) Balance 90% amount shall be equally distributed and clubbed among the remaining/further installments.
- b) The balance additional amount along with an interest in accordance with this circular shall be payable on the revised due dates of the earlier approved installment facility as per note (ii) in Para 4, and shall be subjected to all the conditions of this circular.

(13) The concerned A.O. of Building Proposal department shall maintain the head-wise details of the amount of installments and head-wise details of the interest amount. The A.O. shall keep proper record and also monitor the regular payments to be made by the Developer/ Owner/ Society and also issue demand letters/Notices to the defaulting Developer/ Owner/ Society immediately under the intimation to the concerned A.E.(B.P.)/ E.E.(B.P.).

In case of failure to make installment payment on due dates, the concern AO BP shall deposit the post dated cheques, 10 (Ten) days in advance prior to extended period of three months beyond due date.

The concerned A.E.(B.P.)/ E.E.(B.P.) shall immediately inform with details of non-payment of installment amount / work beyond C.C. to concerned Designated Officer (D.O.) to issue stop work notice as the case may be and also initiate further course of actions as per Sec.55 of MR & TP Act 1966 as the case may be. On receipt of all dues/ installments/ penalties, the A.E.(B.P.)/ E.E.(B.P.) will inform the concerned D.O. for withdrawal of the Stop Work Notice/ MR & TP Notice, as per the merits of the case. The concerned D.O. should take action for withdrawal of stop work/ MR & TP notice as the case may be immediately as per the provisions of act and as informed by Building Proposal Department.

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Chief Engineer
(Development Plan)

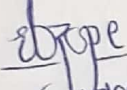
- (14) The defaulted amount shall be treated as arrears in Property Tax and shall be recovered accordingly by the Assessment Department of MCGM as per the relevant provisions in Act and norms, if not paid by the Developer/ Owner/ Society as per this circular and as and when demanded by the MCGM.
- (15) Installment payment facility and interest rate to be charged thereon in respect of payment to be made to State Government /Dharavi Redevelopment Project/ MSRDC will be in accordance with the policies that may be formulated and communicated to the MCGM by respective Departments/Authorities.
- (16) The reduced rates of Additional FSI / Fungible Compensatory Area as per Govt. directives issued under Section 154 of MR & TP Act, under no. TPB-4319/189/CR-123/2019/UD-11 dtd 20 August 2019, will not be applicable for the Built Up Area already approved prior to 20 August 2019, by availing installment payment facility.
- (17) This policy circular shall replace the earlier circular issued under no. ChE/DP/13915/GEN dtd 04-09-2019 and be made applicable from 04-09-2019, hence, while calculating the interest amount for ongoing proposals where installment payment facility is already granted shall be worked out as per the interest rate mentioned in previous circulars as referred at Sr No (i) and (ii) upto 03-09-2019. Further calculation of interest shall be made as per this circular **as illustrated in Scenario - VI of Annexure - A & B.**
- (18) The calculation of premium amount payable to the various authorities other than MCGM and the amount of installment as being informed by concerned authorities from time to time and interest thereon shall be calculated and informed to concern authorities in the form of challan by Building Proposal Department. Further the record regarding monitoring recovery of installment payment and interest shall be maintained by respective Building Proposal Department.
- The illustrative example as per above guide lines for the respective clauses above is annexed as **ILLUSTRATION, ANNEXURE 'A'** (for buildings having height less than 70.00 mtrs.) and **ANNEXURE 'B'** (for buildings having height equal to or more than 70.00 mtrs.), with different **Scenarios - I to VI**, as a guidelines while calculating the installments & dues, penalties, an interest, etc. Simultaneously, the


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Chief Engineer
(Development Plan)

format for report to be submitted to the concerned Dy Ch Engineer (B.P.) for obtaining sanction to installment facility is annexed as **ANNEXURE - 'C'**.

- NOTE:**
- i) The necessary modifications as per the above policy circular will be made in 'Auto DCR', and till that time the proposals will be processed with existing offline arrangement.
 - ii) This circular will supersede the earlier circular issued vide reference no.(i), (ii) and (iii) for allowing installment payment facility.
 - iii) This circular shall come into force from 04-09-2019.
 - iv) This circular shall be applicable only for next two years from 04-09-2019


13/09/19
(R.B. Zope)
Ch.E.(DP)


(P. B. Padwal)
C.A.(Finance)
i/c


13/9/2019
(Praveen Darade)
A.M.C.(P)

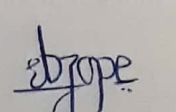

(Praveen Pardeshi)
Municipal Commissioner

13/9/19

ILLUSTRATION

- | | |
|---|---|
| 1. Proposed Built-up Area of the Building | 10,000.00 Sq.Mt. |
| 2. (A) For building less than 70.00 mtr. height | |
| Number of floors | Stilt + 1 st to 10 th floor + 11 th (pt) floor |
| (B) For building more than 70.00 mtr. Height | |
| Number of floors | Stilt + 1 st to 30 floors + 31 st (pt) floor |
| 3. Date of sanction for IOD / amended plans | |
| By Dy Ch E (B.P.). (Clause 6(ii)) | 1 st September, 2019 |
| 4. Total Amount payable to MCGM
<i>depending upon prevailing SDRR Rate</i> | <i>(Rupees in lakhs)</i> |
| A) Amount as per Clause (1) (i to v) | Rs. 230.00 |
| B) Amount as per Clause (2) (i to iii)
(Other than MCGM) | Rs 150.00 |
| C) Amount as per Clause (2) (i to v)
(MCGM payments) | Rs. 750.00 |
| Total | Rs. 1130.00 |
| 5. Payments to be made at initial stage
Without instalment facility (A) (230.00) | Rs 230.00 |
| 6. Amount considered for instalment
Facility (B+C) | Rs 150.00
(Other than MCGM)
Rs 750.00
(MCGM payments) |
| 7. Date of issue of Demand note
(within 3 days from receipt of sanction for
IOD / amended plans from concern
Dy Ch E (BP) [Clause (6) (i)] | 4 th September, 2019 |
| 8. Date of 1 st instalment payable to MCGM
as per calculations
(within 1 month from issue of Demand Note)
(Clause (6) (iii)) | 1 st October 2019 |
| 9. Suppose increase in RR rate as on 1 st April 2020 :
(Clause 11, scenario III) | 15% |
| 10. Amount payable to MCGM as per 1 st April 2020
ASR (if payable in financial year 2020-2021)
(750 + 15% of 750) | Rs. 862.50 |
| 11. Rate of an interest :
(Clause (8) (a)) | 8.5% per annum |
| 12. Suppose Date of Amendment to plans | : 1 st May, 2021 |

S/1319


 Dy Ch E (BP)


(Clause 12, ref: Scenario V)


13. Additional Amount payable towards subsequent Amended plans : Rs 100.00
(Clause 12, ref: Scenario V)

14. Installments payable shall be as per various Scenarios (Scenario I to Scenario V) annexed for buildings less than 70.00 mtrs height as **Annexure- A** and buildings more than 70.00 mtr. Height as **Annexure- B**

15. The concerned A.E.(BP) shall issue Demand note of the payments to be made by Developer considering installment facility within 3 days from date of issue of IOD (of available permissible FSI) in case of new proposals and within 3 days on receipt of sanction from concern Dy Ch E (B.P.) in case of ongoing proposals.

16. Developer/ Owner/ Society shall deposit demand of **1st instalment** within 1 month of issue of demand note. Only after receipt of payment of 1st instalment, Commencement Certificate will be issued by concerned A.E. (B.P.)/ E.E.(BP) by restricting CC of 1000.00 Sq.mt. BUA. (i.e.10% of approved BUA) OR minimum one complete floor whichever is more.
[Clause (6), (7) & (8) (b)]


(R. B. Zope)
Ch.E.(DP)


(P. B. Padwal)
C.A.(Finance)/c



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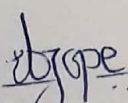
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ANNEXURE - A

For Building Less than 70 m height
SCENARIO- I (Clause-8)

Due Dates and amount of installment payable for the New proposals/ongoing proposals

		(Rupees in lakhs)
Basic amount	Refer 4 (C) of illustration	Rs 750.000
1st Installment	1st Oct 2019 a) 10% of 4 (C)	Rs 75.000
2 nd Installment	1st Oct 2020 a) 22.5 % of 4(C) b) 8.50 % interest P.A on balance amount (750.00-75.00=675.00) for 12 months ie 8.50% on Rs 675.00	168.750 57.375 Rs. 226.125
3rd Installment	1st Oct 2021 a) 22.5 % of 4(C) b) 8.50 % interest P.A on balance amount (750 -75-168.75 = 506.25) for 12 months ie 8.50% on Rs 506.25	168.750 43.031 Rs. 211.781
4th Installment	1st Oct 2022 a) 22.5 % of 4(C) b) 8.50 % interest P.A on balance amount (750 -75- 168.75 -168.75 = 337.50) for 12 months ie 8.50% on Rs 337.50	168.750 28.688 Rs. 197.438
5th Installment	1st Oct 2023 a) 22.5 % of 4(C) b) 8.50 % interest P.A on balance amount (750-75-168.75-168.75-168.75=168.75)for12 months ie 8.50% on Rs 168.75	168.750 14.344 Rs. 183.094


(R.B. Zope)
Ch.E.(DP)


(P. B. Padval)
C.A.(Finance)i/c

(2019)

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ANNEXURE-A

For Building Less than 70 m height

SCENARIO- II (Clause-10)

If Developers default at the time of 2nd installment

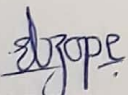
Basic amount of installment		Rs 750.000
Installments paid :		
1st Installment	1st Oct 2019	
	a) 10% of 4 (C)	Rs 75.000
Installment due :		
2 nd Installment	1st Oct 2020	
	(Refer Scenario-I)	Rs. 226.125


Note : On failure to deposit the 2nd installment amount of Rs 226.125 along with interest of 8.50 % (on Rs 226.125) within 03 months from due date of installment i.e. on or before 1st January 2021, the stop work notice as per MMC Act 1888 and also action as deemed fit as per Section 55 of MR & TP Act 1966 will have to be initiated against the Developer/ Owner/ Society immediately by informing concerned D.O. with specific details about non-payment of dues and work beyond approvals as the case may be as illustrated above.

In such case, amount payable by the Developers/Owners/Society shall be arrived as follows:

- Payment payable for the project shall be recalculated as per the SDRR Rate of prevailing year on the date on which due payment is being made by the developer. Then from such recalculated payment, amount of payment already paid shall be deducted. However, any interest amount paid will not be allowed to be adjusted against recalculated payment or any other amount payable to MCGM.
- The amount of balance installments along with applicable interest from the date of deferred installment till the date on which due payment with interest is being made by the developer.

The amount whichever is more out of calculations (i) and (ii) above shall be recovered from the Developers / Society / Owner as illustrated in Scenario-III of Annexure- A .


(R. B. Zope)
Ch.E.(DP)


(P. B. Padval)
C.A.(Finance)i/c

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ANNEXURE-A

For Building Less than 70 m height
SCENARIO - III (Clause - 10)

(A) If Developers default at the time of IIIrd instalment and has paid earlier instalment with interest :

(a) Installments paid			
I st Inst.:	1 st October 2019	Rs.	75.000 (a)
II nd Inst.:	1 st October 2020	Rs.	226.125 (b)
(b) Installments due			
III rd installment (due date is 1 st October 2021)		Rs.	211.781 (c)
X) If Developer makes payment within 6 (Six) months of default i.e on or before 31 st March 2022 then the amount will be recovered as below :			
(i)	3 rd Installment amount due	Rs.	211.781 (c)
(ii)	An interest Amount for 3rd Installment for 06 months, 8.5% interest p.a. on (C)	Rs.	9.001
	Total	Rs.	220.782 X
	Add balance installment ie 4th	Rs.	197.438 Y
	5th	Rs.	183.094 Z
	Total (x+y+z)	Rs.	601.313 (Compare with Scenario-IV)

As the Developer is in default to pay the installment payment within the extended grace period of three months, the amount worked above ie Rs 601.313 shall be compared with the amount to be worked as below and the higher amount shall be paid by the developer.

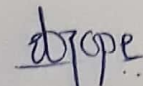
On failure to deposit the 3rd installment amount with interest of 8.50 within 03 months from the due date of installment, the amount payable will be worked out as under as per clause 10.


Instalments paid	<i>(Rupees in lakhs)</i>	
I st Inst.:	1 st October 2019	Rs. 75.000
II nd Inst.:	1 st October 2020	Rs. 226.125

If Default is made at time of payment of IIIrd installment i.e. 1st October 2021 **and also payment is not made for the amount as mentioned in Scenario III (Clause 10) till 1st January 2022**, then Developer will be required to pay the amount which ever is more between the amount worked out as illustrated in Scenaria III or the amount worked out below:

Total Amount for which instalment facility has been sought initially shall be reworked as per prevailing current year SDRR Rate

SCENARIO - III (Clause - 10) Continued on next page.....


(R.B.Zope)
Ch.E.(DP)


(P. B. Padval)
C.A.(Finance)i/c

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SCENARIO - III (Clause - 10)].... Continued from earlier page.....

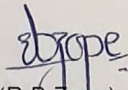
For sake of calculations it is presumed as the SDRR Rate is increased by 15% during this period, the working will be as under :


[750 + 15% of 750]	Rs. 862.500 (a)
LESS : Net Principal amount of Two instalments	
Already paid (without an interest amount)	Rs. 243.750 (b)
(75.00 + 168.75 =243.75)	Rs. 618.750 (x)
Therefore, Net Payable Amount will be (a-b)	
This amount (x) is to be compared with Total amount due at default time as per Scenario III	Rs. 601.313 (y)

Rs.618.750 is more than the amount Rs 601.313 as worked out above.
Hence Rs 618.750 will have to be recovered after 1st April 22. An interest of Rs. 57.375 paid with IInd instalment will not be adjusted or credited against any payment.

And this balane amount of Rs 618.75 shall be distributed equally in the balance installments time schedule with 8.50 % interest P.A. as below:
As 3rd,4th & 5th instalment is balace; the amount of Rs 618.750 shall be distributed equally in three parts ie 1/3, 1/3 &1/3.

Immediate 1/3 amount to be paid	Rs. 206.250
1/3 Of Rs 618.75	
4th Instalment 1st Oct 2022	Rs. 206.250
b) 8.50 % interest P.A on balance amount	
(618.75 - 206.25 = 412.50) for 06 months	
ie 8.50% P.A.on Rs 412.500	Rs. 17.531
	223.781
5th Instalment 1st Oct 2023	Rs. 206.25
b) 8.50 % interest P.A on balance amount	
(618.75 - 206.25-206.25 = 206.25) for 12months	
ie 8.50% on Rs 206.250	Rs. 17.531
	223.781


(R. B. Zope)
Ch.E.(DP)


(P. B. Padval)
C.A.(Finance)i/c

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ANNEXURE – A

For Buildings less than 70.00 mtrs height

Scenario-IV [Clause - (11)]

If the Developer constructs built-up area beyond CC or beyond approved plans on 1st July 2020, then all balance three instalments will be due on 1st August 2020, with the annual interest of 8.5% from the date of sanction by Dy.Ch.E.(B.P.) (1st September, 2019)

(Rupees in lakhs)

A) The Balance Principal Amount of the 2 installments (750.00 – 75.00 = 675.00)	Rs 675.000a
--	------------------

The 8.5% an interest on above amount from the date of IOD (i.e. for 11 months) 675.00 @ 8.5% for 11 months	Rs 52.594 ...b
Total Amount to be recovered (a) + (b)	Rs <u>727.594</u>

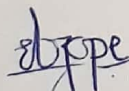
B) Also the balance 90% premium amount shall be worked out considering the prevailing SDRR rate , as illustrated in Scenario-III


The amount whichever is more of that calculated as per A & B above shall be recovered. In addition, the regularisation charges as per policy will also be applicable & same shall be recovered immediately.

Note :

**On failure to deposit the amount to be recovered as worked out above, the stop work notice as per MMC Act 1888 and also action as deemed fit as per Section 55 of MR & TP Act 1966 will have to be initiated against the Developer/ Owner/ Society immediately by informing concerned D.O. with specific details about work beyond approvals.

**Thereafter, the entire amount due shall be recovered with 8.50 % interest p.a. or as per recorrected payment whichever is more till actual date of payment. In case Developer/Owner comes forward for regularisation of the work carried out beyond approval /CC, the regularisation proposal will be dealt separately on its merit by recovering regularisation penalty in addition to the due instalment amount (including penal interest as illustrated above)


 (R.B. Zope)
 Ch.E.(DP)


 (P. B. Padval)
 C.A.(Finance)/c

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ANNEXURE - A
For Buildings less than 70.00 mtrs height
Scenario V [Clause - (12)]

Amendment is done (on 1st May 2020) before payment of 2nd instalment.
 Initial Approved Due Dates & Instalments on **original Amount** Payable as per Scenario I is as below.

(Rupees in lakhs)

I st Inst.:	1 st October 2019	Rs. 75.00 ✓
II nd Inst.:	1 st October 2020	Rs. 226.125 ✓
III rd Inst.:	1 st October 2021	Rs. 211.781 ✓
IV th Inst.:	1 st October 2022	Rs. 197.438 ✓
V th Inst.:	1 st October 2023	Rs. 183.094 ✓

Subsequent Additional Amount Payable for Amended Plans Rs 100.00

On 1st May 2020 only one Instalment have already been paid
 As such it is proposed to recover additional amount in five instalments
 First instalment will be 10% of the additional amount which shall be paid within one month from the approval and balance 90% amount will be divided in to four equal parts of 22.5% each and the same will be recovered on the due dates of the earlier instalment approval along with the interest for the period as per the due dates.

First instalment of 10% on or before 1st June 2020 = Rs.10.00 ✓

Balance Rs.90.00 will be payable in four instalments with an interest along with the original instalment Amounts hence revised 2nd, 3rd, 4th and 5th instalment will be as below:-

2nd Inst.: 1st October 2020

a) Original amount of instalment incl. interest	Rs. 226.125 ✓
b) Amended plans instalment principal amount	Rs. 22.5 ✓
c) Interest on balance amended plan amount of Rs.90.00 @ 8.5 for 4 months 90.00 @ 8.5 % for 4 month	Rs. 2.55 ✓
Total	Rs. 251.175 ✓

3rd Inst.: 1st October 2021

a) Original amount of instalment including interest	Rs. 211.781 ✓
b) Amended plans instalment principal amount	Rs. 22.50 ✓
c) Interest on balance amended plan amount of Rs.67.50 @ 8.5% for 12 months 67.50 @ 8.5 %	Rs. 5.738 ✓
Total	Rs. 240.019 ✓

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by Jope
 CHE(DP)

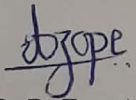
4th Inst.: 1st October 2022


a) Original amount of instalment including interest	Rs. 197.438
b) Amended plans instalment principal amount	Rs. 22.50
c) Interest on balance amended plan amount of Rs.45.00 @ 8.5% for 12 months 45.00 @ 8.5 %	Rs. 3.825
Total	Rs. 223.763

5th Inst.: 1st October 2023

a) Original amount of instalment including interest	Rs. 183.094
b) Amended plans instalment principal amount	Rs. 22.50
c) Interest on balance amended plan amount of Rs.22.50 @ 8.5% for 12 months 22.50 @ 8.5 %	Rs. 1.91
Total	Rs. 207.504

(NOTE : If there are any defaults in payments of either of 2nd, 3rd, 4th and 5th instalments then default payments shall be worked out as given in Scenarios II and III)


(R. B. Zope)
Ch.E.(DP)


(P. B. Padwal)
C.A.(Finance)i/c

C/579/31

ANNEXURE - A

For Buildings less than 70.00 mtrs height
Scenario VI [Clause - (17)]

If Developers default payment at the time of 2nd Installment in earlier approved instalment facility.

(Rupees in lakhs)

(a) Installment paid
Ist Inst.: 1st April 2018

Rs 75.000

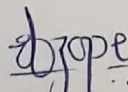
(b) Developer is defaulter in payment of 2nd installment due on 01.04.2019 and comes for payment on 01.12.2019.


IInd Inst.: 1st April 2019.

(i)	2 nd Installment Principle Amount	Rs 337.500a
(ii)	3 rd Installment Principle Amount	Rs 337.500b
	Balance Principle amount	675.000c
(iii)	12% Interest for one year period on all balance principle amount of Rs 675.00 (from 01.04.2018 to 01.04.2019)	Rs 81.000d
(iv)	18% Interest for 3 months grace period / extension upto 03.09.2019 (from 01.04.2019 to 03.09.2019) i. e for about 5 months & 3 days as per earlier circular. [b(i) + b(iii)] X 18% X 156/365 days ie [337.50 + 81] X 18% X 156/365	Rs 32.196	✓
(v)	8.50 % Interest from 04.09.2019 to 30.11.2019) i.e. for 89 days to be applied as per this circular. = [b(i) + b(iii)] X 8.50 % X 89/365 ie [337.50 + 81] X 8.50 % X 89/365 =	Rs 8.674	✓
(vi)	Total Payable Amount on 01.12.2019 will be (i)+(iii)+(iv) + (v)	Rs 459.370	✓

Hence, Rs 459.370 towards 2nd installment will have to be recovered on 01.12.2019 as worked out based on the earlier circular applicable upto 03.09.2019 and from 04.09.2019 onwards as per this circular.

The balance instalment amount and scheduled dates of installment of earlier approved Installment Payment facility shall be got modified in accordance with this circular.


(R. B. Zope)
Ch.E.(DP)

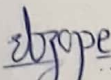

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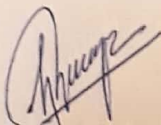
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For Building more than 70 m height
SCENARIO- I (Clause-8 b)

Due Dates and amount of installment payable for the New/Fresh proposals/ongoing proposals

Basic amount		Rs 750.000 ✓
1st Installment	1st Oct 2019 a) 10% of 4C	Rs 75.000 ✓
2 nd Installment	1st Oct 2020 a) 18% of 4(C) b) 8.50 % interest P.A on balance amount (750.00-75.00=675.00) for 12 months Rs 675.00	135.000 ✓ 57.375 Rs. 192.375 ✓
3rd Installment	1st Oct 2021 a) 18% of 4(C) b) 8.50 % interest P.A on balance amount (750 -75-135 = 540) for 12 months Rs 540.00	135.000 ✓ 45.900 Rs. 180.900 ✓
4th Installment	1st Oct 2022 a) 18% of 4(C) b) 8.50 % interest P.A on balance amount (750 -75-135 -135 = 405) for 12 months Rs 405.00	135.000 ✓ 34.425 Rs. 169.425 ✓
5th Installment	1st Oct 2023 a) 18% of 4(C) b) 8.50 % interest P.A on balance amount (750 -75-135-135-135 = 270 for 12 months Rs 270.00	135.000 ✓ 22.950 Rs. 157.950 ✓
6th Installment	1st Oct 2024 a) 18% of 4(C) b) 8.50 % interest P.A on balance amount (750 -75-135-135-135-135 = 135) for 12 months Rs 135.00	135.000 ✓ 11.475 Rs. 146.475 ✓


(R. B. Zope)
Ch.E.(DP)


(P. B. Padval)
C.A.(Finance)i/c

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ANNEXURE_B

For Building more than 70 m height
SCENARIO- II (Clause-10)

If Developers default at the time of 2nd installment

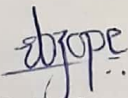
Basic amount of installment		Rs 750.000
Installments paid :		
1st Installment	1st Oct 2019	
	a) 10% of 4 (C)	Rs 75.000
2 nd Installment	1st Oct 2020	
	(Refer Scenario-I)	Rs. 192.375


Note : On failure to deposit the 2nd installment amount with interest of 8.50 % within 03 months from due date of installment i.e. on or before 1st January 2021, the stop work notice as per MMC Act 1888 and also action as deemed fit as per Section 55 of MR & TP Act 1966 will have to be initiated against the Developer/ Owner/ Society immediately by informing concerned D.O. with specific details about non-payment of dues and work beyond approvals as the case may be as illustrated above.

In such case, amount payable by the Developers/Owners/Society shall be arrived as follows:

- i) Payment payable for the project shall be recalculated as per the SDRR Rate of prevailing year for the area on the date on which entire payment which was differed is being made by the developer. Then from such recalculated payment, amount of payment already paid shall be deducted However, any interest amount paid will not be allowed to be adjusted against recalculated payment or any other amount payable to MCGM.
- ii) The amount of balance installments along with applicable interest from the date of deferred installment till the date on which differed entire payment with interest is being made by the developer.

The amount whichever is more out of calculations (i) and (ii) above shall be recovered from the Developers / Society / Owner as illustrated in Scenario-III of Annexure- A & B.


(R. B. Zope)
Ch.E.(DP)


(P. B. Padval)
C.A.(Finance)i/c

6/10/19

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ANNEXURE-B

For Building more than 70 m height
SCENARIO - III (Clause - 10)

(A) If Developers default at the time of 3rd instalment and has paid earlier instalments with interest :

(a) Installments paid		Rs.	75.000 (a)
I st Inst.:	1 st October 2019	Rs.	192.375 (b)
II nd Inst.:	1 st October 2020		
(b) Installments due			
III rd installment (due date is 1 st October 2021)		Rs.	180.900 (c)
X) If Developer makes payment within 6 (Six) months of default i.e on or before 31 st March 2022 then the amount will be recovered as below :			
(i) 3 rd Installment amount due		Rs.	180.900 (c)
(ii) An interest Amount for 3rd Installment for 06 months, 8.5% interest p.a. on (C)		Rs.	7.688
	Total	Rs.	188.588 X
Add balance installment ie 4th and 5th and 6th		Rs.	169.425 Y
		Rs.	157.950 Z
	Total (x+y+z)	Rs.	662.438 Z1

As the Developer is in default to pay the installment payment within the extended grace period of three months, the amount worked above ie Rs 662.438 shall be compared with the amount to be worked as below and the higher amount shall be paid by the developer.

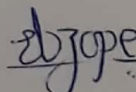
(B) On failure to deposit the 3rd installment amount with interest of 8.50% within 03 months from the due date of installment, the amount payable will be worked out as under as per clause 10.

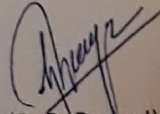
Instalments paid		(Rupees in lakhs)
I st Inst.:	1 st October 2019	Rs. 75.000
II nd Inst.:	1 st October 2020	Rs. 192.375

If Default is made at time of payment of IIIrd installment i.e. 1st October 2021 **and also payment is not made for the amount as mentioned in A above till 1st January 2022**, then Developer will be required to pay the amount which ever is more between the amount worked out as illustrated in A above or the amount worked out below:

Total Amount for which instalment facility has been sought initially shall be reworked as per prevailing current year SDRR Rate

SCENARIO - III (Clause - 10) Continued on next page.....


(R.B.Zope)
Ch.E.(DP)


(P. B. Padval)
C.A.(Finance)i/c

29/10/19

SCENARIO - III (Clause - 10)].... Continued from earlier page.....

For sake of calculations it is presumed as the SDRR Rate is increased by 15% during this period, the working will be as under :

[750 + 15% of 750]

Rs. 862.500 (a)

LESS : Net Principal amount of Two instalments

Already paid (without an interest amount)

(75.00 + 135.00 =210,00)

Rs. 210.000 (b)

Therefore, Net Payable Amount will be (a-b)

Rs. **652.500**I

This amount is to be compared with Total amount due at default time as calculated in A above

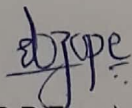
Rs. **662.438**II

Rs 662.438 is more than the amount Rs 652.500 as worked out above as per SDRR rate.

Hence, in this case as the amount recalculated considering the SDRR rate ie Rs 652.500 is less than the amount as per the approved installments, the amount as per the installment will be recovered as per the approved schedule.

NOTE : If the amount recalculated considering the SDRR rate is more than the amount of installments ie Rs 662.438, then the amount recalculated as per SDRR shall be recovered by distributing equally in the balance installments time schedule with 8.50 % interest P.A.

As 3rd,4th, 5th & 6th instalment is balance; the amount shall be distributed equally in four parts ie 1/4, 1/4, 1/4 and 1/4 . For this distribution the Scenario-III of Annexure 'A' may be referred.



(R.B.Zope)
Ch.E.(DP)



(P. B. Padval)
C.A.(Finance)i/c

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Annexure - B
For Buildings More than 70.00 mtrs height
Scenario-IV [Clause - (11)]

If the Developer constructs built-up area beyond CC or beyond approved plans on 1st July 2020, then all balance three instalments will be due on 1st August 2020, with the annual interest of 8.5% from the date of sanction by Dy.Ch.E.(B.P.) (1st September, 2019)

The Balance Principal Amount of the 5 installments
(750.00 – 75.00 = 675.00) Rs 675.000a

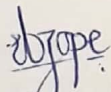
The 8.5% an interest on above amount from the date of
IOD (i.e. for 11 months) 675.00 @ 8.5% for 11 months Rs 52.594 ...b


Total Amount to be recovered (a) + (b) Rs 727.594

Note:- In addition, the regularisation charges as per policy will also be applicable & same shall be recovered immediately.

On failure to deposit the amount to be recovered as worked out above, the stop work notice as per MMC Act 1888 and also action as deemed fit as per Section 55 of MR & TP Act 1966 will have to be initiated against the Developer/ Owner/ Society immediately by informing concerned D.O. with specific details about work beyond approvals.

Thereafter, the entire amount due shall be recovered with 8.50 % interest p.a. or as per recorrected payment whichever is more till actual date of payment. In case Developer/Owner comes forward for regularisation of the work carried out beyond approval /CC, the regularisation proposal will be dealt separately on its merit by recovering regularisation penalty in addition to the due instalment amount (including penal interest as illustrated above)


(R. B. Zope)
Ch.E.(DP)


(P. B. Padval)
C.A.(Finance)i/c

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ANNEXURE - B

For building more than 70.00 mtr.height

Scenario V [Clause - (12)]

Amendment is done (on 1st May, 2021) before payment of 3rd instalment.

Initial Approved Due Dates & Instalments on **original Amount** Payable as per Scenario I is as below.

(Rupees in lakhs)

I st Inst.:	1 st October 2019	Rs. 75.00
II nd Inst.:	1 st October 2020	Rs. 192.375
III rd Inst.:	1 st October 2021	Rs. 180.90
IV th Inst.:	1 st October 2022	Rs. 169.425
V th Inst.:	1 st October 2023	Rs. 157.950
VI th Inst.:	1 st October 2024	Rs. 146.475

Subsequent Additional Amount Payable for Amended Plans	Rs100.00
--	----------

On 1st October 2020 Two Instalments have already been paid as per original approval. As such it is proposed to recover additional amount in five installments.

First installment will be 10% of the additional amount which shall be paid within one month from the approval and balance 90% amount will be divided in to four equal parts of 22.5% each and the same will be recovered on the due dates of the earlier installment approval along with the interest for the period as per the due dates.

First installment of 10% on or before 1 st June 2021 =	Rs.10.00
---	----------

Balance Rs.90.00 will be payable in four instalments with an interest along with the original instalment Amounts hence revised 3rd, 4th, 5th and 6th instalment will be as below:-

3rd Inst.: 1st October 2021

a) Original amount of instalment incl. interest	Rs.. 180.90
b) Amended plans instalment principal amount	Rs. 22.5
c) Interest on balance amended plan amount of Rs.90.00 @ 8.5 for 4 months 90.00 @ 8.5 % for 4 month	Rs. 2.55
Total	Rs. 205.95

4th Inst.: 1st October 2022

a) Original amount of instalment including interest	Rs. 169.425
b) Amended plans instalment principal amount	Rs. 22.50
c) Interest on balance amended plan amount of Rs.67.5 @ 8.5% for 12 months 67.50 @ 8.5 %	Rs. 5.738
Total	Rs. 197.663

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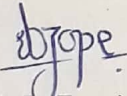
5th Inst.: 1st October 2023


a) Original amount of instalment including interest	Rs. 157.95
b) Amended plans instalment principal amount	Rs. 22.50
c) Interest on balance amended plan amount of Rs.45.00 @ 8.5% for 12 months 45.00 @ 8.5 %	Rs. 3.825
Total	Rs. 184.275

6th Inst.: 1st October 2024

a) Original amount of instalment including interest	Rs. 146.475
b) Amended plans instalment principal amount	Rs. 22.50
c) Interest on balance amended plan amount of Rs.22.50 @ 8.5% for 12 months 22.50 @ 8.5 %	Rs. 1.91
Total	Rs. 170.885

(NOTE : If there are any defaults in payments of either of 3rd, 4th, 5th and 6th instalments then default payments shall be worked out as given in Scenarios II and III)


(R. B. Zope)
Ch.E.(DP)


(P. B. Padwal)
C.A.(Finance)i/c

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ANNEXURE – B

For Buildings more than 70.00 mtrs height
Scenario VI [Clause - (17)]

If Developers default payment at the time of 2nd Installment in earlier approved instalment facility.

(a) Installment paid

(Rupees in lakhs)

Ist Inst.: 1st April 2018

Rs 75.000

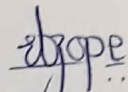
(b) Developer is defaulter in payment of 2nd installment due on 01.04.2019 and comes for payment on 01.12.2019.

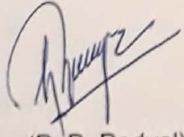
IInd Inst.: 1st April 2019.

(i)	2 nd Installment Principle Amount	Rs 225.000a
(ii)	3 rd Installment Principle Amount	Rs 225.000b
(iii)	4 th Installment Principle Amount	Rs 225.000c
	Balance Principle amount	675.000d
(iv)	12% Interest for one year period on all balance principle amount of Rs 675.00 (from 01.04.2018 to 01.04.2019)	Rs 81.000e
		<input type="text"/>	
(v)	18% Interest for 3 months grace period / extension upto 03.09.2019 (from 01.04.2019 to 03.09.2019) i. e for 5 months & 3 days as per earlier circular. [b(i) + b(iv)] X 18% X 156/365 days ie [225.00 + 81] X 18% X 156/365	Rs 23.541	-
(vi)	8.50 % Interest from 04.09.2019 to 30.11.2019) i.e. for 89 days to be applied as per this circular. = [b(i) + b(iv)] X 8.50 % X 89/365 ie [225.00 + 81] X 8.50 % X 89/365 =	Rs 6.342	-
(vii)	Total Payable Amount on 01.12.2019 will be (i)+(iv)+(v) + (vi)	Rs 335.883	-

Hence, Rs 335.883 towards 2nd installment will have to be recovered on 01.12.2019 as worked out based on the earlier circular applicable upto 03.09.2019 and from 04.09.2019 onwards as per this circular.

The balance instalment amount and scheduled dates of installment of earlier approved Installment Payment facility shall be got modified in accordance with this circular.


(R. B. Zope)
Ch.E.(DP)


(P. B. Padval)
C.A.(Finance)/i/c

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ANNEXURE - 'C'

Format for Report to be submitted to Dy.Ch.E.(B.P.) for obtaining approval in respect of allowing installment payment facility

MUCIPAL CORPORATION OF GREATER MUMBAI

Sub:- Residential /Commercial/Industrial Building proposed on plot bearing C.T.S. Nos. _____, ___ Village _____ etc.
Ref:- i) Developer's letter u/no. _____ dated _____ for requesting Installment facility.
ii) Architect's letter u/no. _____ dated _____ for requesting Installment facility.
iii) Building File No _____
Plan for reference: at pg. _____

Reference is requested to the Architect's / Developer's above referred letter dtd. _____ wherein it is requested to allow payment facility in installment of various amounts payable to MCGM in respect of building permissions as per the Policy in this regards.

Architect has submitted the plans for _____ FSI. The necessary concessions are already approved by the Hon'ble M.C. u/no. _____ dated _____ / Concessions are now submitted for approval of Hon. M.C. The minimum amount payable to MCGM for new proposal under reference/ the amendment to the proposal under reference is Rs. _____, which is more than required amount of Rs. 50,00,000/-

There has been no default in payment by the developer in respect of the proposal under reference.

Dy C A (Rev) III is requested to scrutinise the proposal and submit to Dy Ch E (B P) for approval.

In view of the above, the Dy.Ch.E.(B.P.)'s approval is requested to-

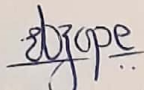
Point No. (____):- To grant the payment facility in installments in accordance with the policy circular u/no. _____ dtd _____ for the proposal under reference, since the amount of payment to MCGM is Rs. _____, which is more than required amount of Rs. 50,00,000/- and there has been no default in payment by the developer in respect of the proposal under reference subject to fulfilment of all the required conditions in the policy.

Submitted please.

E.E. (B.P.) _____

Dy C A (Rev.) III

Dy. Ch. E. (B.P.)


(R. B. Zope)
Ch.E.(D.P.)

8/13/19

महाराष्ट्र शासन

क्रमांक : टिपीबी-४३१९/प्र.क्र.१५६/२०१९/नवि-११
नगर विकास विभाग, ४ था मजला,
मंत्रालय, मुंबई -३२.
दिनांक : १९/०९/२०१९.

प्रति,

आयुक्त

बृहन्मुंबई महानगरपालिका.

विषय :- शासनास भरणा करणेत यावयाच्या अधिमूल्यामध्ये हप्त्यांची सवलत मिळणेबाबत.

- संदर्भ :- १) शासन नगर विकास विभागाचे पत्र क्र. टिपीबी-४३१७/१००५/प्र.क्र.३०२/
२०१७/नवि-११, दिनांक -६/०१/२०१८
२) क्रेडाई-एमसीएचआय यांचे पत्र क्र. MCHI/PRES/१८-१९/३०
दिनांक - १६/०९/२०१९.
३) बृहन्मुंबई महानगरपालिका परिपत्रक क्र. CHE/DP/१४७७०/GEN,
दिनांक - १७/०९/२०१९.

महोदय,

संदर्भ क्र. १ चे पत्राद्वारे बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१ मधील तरतुदीनुसार शासनास देय अधिमूल्य हप्त्यांनी भरण्याची सवलत देण्यात आली आहे.

मे. क्रेडाई-एमसीएचआय यांनी संदर्भ क्र. २ चे पत्राद्वारे बृहन्मुंबई महानगरपालिकेच्या परिपत्रकाचे धर्तीवर शासन तसेच शासनाच्या अधिपत्याखालील मंडळे/ प्राधिकरणे यांना देय अधिमूल्य देखील हप्त्याने भरणा करण्याची सवलत अपेक्षिली आहे.

बृहन्मुंबई महानगरपालिकेने संदर्भ क्र. ३ चे दि. १७/०९/२०१९ रोजीचे परिपत्रकात महानगरपालिकेस देय अधिमूल्य रक्कम हप्त्याने भरणे अनुज्ञेय केले आहे. बृहन्मुंबई महानगरपालिकेचे सदर परिपत्रक विचारात घेता शासनाचे संदर्भ क्र. १ येथील पत्र रद्द करण्यात येत असून त्याऐवजी या पत्राद्वारे खालीलप्रमाणे सवलत दोन वर्षांचे कालावधीसाठी दि. ०४/०९/२०१९ पासून देण्यात येत आहे:-

बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ चे विनियम ३०, विनियम ३३, विनियम ३१(३) तसेच नियमावलीत जेथे शासनास तसेच ठराविक तरतुदीतर्गत धारावी पुनर्विकास प्रकल्प, महाराष्ट्र राज्य रस्ते विकास महामंडळ, मुंबई महानगर प्रदेश विकास प्राधिकरण, म्हाडा यांना अधिमूल्य देय ठरते, त्यांनी देय अधिमूल्य बृहन्मुंबई महानगरपालिकेचे धर्तीवर, हप्त्याने व्याजासकट भरणा करून घेणेस, महापालिकेच्या परिपत्रकात नमूद इतर तरतुदी व अटी सापेक्ष सवलत देण्यात येत आहे.

(अ) ७० मीटर पर्यंतची प्रस्तावित उंची असलेल्या इमारतीसाठी देय अधिमूल्याचे हप्ते.

Initial payment	At the end of Month with interest			
	12 th	24 th	36 th	48 th
1 st Installment	2 nd Installment	3 rd Installment	4 th Installment	5 th Installment
10%	22.5%	22.5%	22.5%	22.5%

(ब) ७० मीटर किंवा त्यापेक्षा जास्त उंची प्रस्तावित असलेल्या इमारतीसाठी अधिमूल्याचे हप्ते.

Initial payment	At the end of Month with interest				
	12 th	24 th	36 th	48 th	60 th
1 st Installment	2 nd Installment	3 rd Installment	4 th Installment	5 th Installment	6 th Installment
10%	18%	18%	18%	18%	18%

बृहन्मुंबई महानगरपालिकेच्या मार्गदर्शक तत्वांप्रमाणेच शासनास व शासनाचे अधिपत्याखालील मंडळे/ प्राधिकरणे यांना देय अधिमूल्याची वरीलप्रमाणे हप्त्याने व्याजासकट वसुली केली जावी. यामध्ये उल्लंघन झाल्यास महानगरपालिकेचे परीपत्रकानुसार कारवाई करण्यात यावी.

वरीलप्रमाणे सवलत ही शासन तसेच धारावी पुनर्विकास प्रकल्प, म्हाडा, मुंबई महानगर प्रदेश विकास प्राधिकरण, महाराष्ट्र राज्य रस्ते विकास महामंडळ यांना देय अधिमूल्यास देखील लागू राहिल आणि त्यावर बृहन्मुंबई महानगरपालिकेने संनियंत्रण ठेवावे, असे आपणांस कळविणेचे मला आदेश आहेत.

आपला,



(निर्मलकुमार पं. चौधरी)

अवर सचिव, महाराष्ट्र शासन

- प्रत :-
- १) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण.
 - २) मुख्य कार्यकारी अधिकारी, म्हाडा.
 - ३) मुख्य कार्यकारी अधिकारी, धारावी पुनर्विकास प्रकल्प.
 - ४) मुख्य कार्यकारी अधिकारी, महाराष्ट्र राज्य रस्ते विकास महामंडळ.
 - ५) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
 - ६) उपसंचालक, नगर रचना, बृहन्मुंबई.
 - ७) निवडनस्ती.