



To
Shri Iqbal Singh Chahal (I.A.S.)
Hon'ble Municipal Commissioner,
Municipal Corporation of Greater Mumbai,
Fort, Mumbai 400 001

Sub: Request to allow to claim the benefit of Directive of UD department dated 31.12.2021 for reduced premium with utilization of TDR on the plots wherein concessions have been approved prior to 31.12.2021.

Respected Sir,

We are very much thankful to you for initiating various measures to grant speedy approvals for the Building Proposals prior to 31.12.2021. Your able leadership succeeded to generate huge funds to Corporation and at the same time cleared the maximum number of proposals within the timeframe. You have motivated the Municipal Staff and at the same time intervened to reduce the hurdles for the approval process.

The UD department vide their directive issued u/s. 154 of MR & TP Act under no. TPS-1820/No.27/CR-80/20/UD-13 dated 31.12.2021 had instructed to extend the date for payment of premiums till 15.01.2022, wherein the Competent Authority has approved the proposals on or before 31.12.2021. This is in regard to the proposals which are approved by the competent authority i.e. Municipal Commissioner on or before 31st December 2021, can deposit their respective premium by 15th January 2022. The UD has directed that in principle permission is obtained i.e. concessions, the utilization process is merely a formality similar to making payments to UD / MCGM challan.

As per the policy and procedure followed in MCGM, prior to approval of plans, approval of Competent Authority is required on various aspects in the proposal with full potential. As per the said policy, for the proposed plans, proposals with maximum permissible potential are required to be submitted declaring the intention of purchase of additional FSI, fungible FSI and TDR on the plot. On receipt of approval the developer is allowed to purchase the said additional FSI, Fungible Compensatory FSI and TDR. The plans were approved with the same and payment is accepted before issue of the said plans.

You may be kindly aware that there was last moment rush for getting the concessions approved from Hon'ble Municipal Commissioner. Hence, the proposals were approved till last moment i.e. until 31.12.2021 and the UD department had allowed to complete the procedure till 15.01.2022. Many of members have already purchased TDR and are waiting for concessions to be approved for submission of utilization proposal. Now, as the date is extended for making payments and further procedures, the said utilization proposals may please be approved at the earliest, so that, the payments can be made prior to 15.01.2022 for approval of plans.

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It may be also mentioned here that, in the past the utilization process was continued in spite of Government directives to stop the same in corridor zone, considering the approval of concessions granted for the proposals. We would like to bring to your kind attention that in the said matter, Hon'ble High Court had upheld the concession approval, wherein intention has been declared to purchase the TDR and approval of plans is near ministerial work.

CREDAI-MCHI Prayers

In view of above, we request your good self to instruct the DP department to process the utilization proposal and accept the payments till 15.01.2022, as same are in line with directions issued by UD department.

We hope that our above request will be considered positively and necessary direction will be issued in this regard.

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Thanking you for continuous support.

Yours faithfully,

For CREDAI-MCHI



Deepak Goradia
President



Pritam Chivukula
Hon. Secretary

Encl: As above

CC

- 1) **Shri Vinod Chhitore**
Chief Engineer (Development Plan)
Director (E.S. & P.) (I/c)
Municipal Corporation of Greater of Mumbai

