



To,  
Smt Ashwini Bhide (I.A.S.)  
Additional Municipal Commissioner  
Municipal Corporation of Greater Mumbai  
Mumbai

**Sub: Request to reconsider the revised scrutiny fees levied by CFO for the period  
1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023**

**Ref: MCGM Fire Brigade BR circular no 141 dated 31<sup>st</sup> March 2022**

Respected Madam,

This letter is with regard to levy of scrutiny fees levied by CFO which are revised w.e.f. 31<sup>st</sup> March 2022 for the period from 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023. The levy of fees is exorbitantly higher in comparison to fees charged till 31.3.2022.

We pray that the fees can be charged only to an extent where department is making expenses.

The MCGM may work out Valuation of property for recovery of Tax as per MMC Act 154 Clause (e) of Sub-section (1A), sub section (1B), sub section (1C) in this section - General Tax includes Fire Tax as per Table one of Rules for Fixing Capital Values OF Lands

We also draw your attention that Fire Tax is already recovered in property tax hence increased scrutiny fees can certainly be avoided. Further, we may also convey that fire charges of Mumbai not be compared with scrutiny fees of Thane as fire service fee are not part of property tax in thane hence they don't have annuity income additionally Maharashtra Fire Services Director has assured to rationalize the fire scrutiny fees of thane.

CREDAI-MCHI Prayers

- 1) We request you to review the revised fees by the MCGM Chief Fire Officer, as the circular will have a detrimental effect on the real estate industry and buyers. We suggest considering nominal increase every year to ensure approved as policy on current rates. The schedule revised fees for next 5 years is proposed below in order to achieve the financial stability as informed by Hon'ble Municipal Commissioner:

Building Height	21-22	22-23 (Proposed)	23-24 (Proposed)	24- 25(Proposed)	25-26 (Proposed)	26-27 (Proposed)
Less than 32m	Rs 43 / per Sq mtr Minimum Rs 2,15,000	Rs 53 / per Sq mtr Minimum Rs 2,66,000	Rs 64 / per Sq mtr Minimum Rs 3,12,000	Rs 76 / per Sq mtr Minimum Rs 3,79,000	Rs 88 / per Sq mtr Minimum Rs 4,39,000	Rs 100 / per Sq mtr Minimum Rs 5,00,000
32 mtrs & Above	Rs 65 / per Sq mtr Minimum Rs 3,25,000	Rs 85 / per Sq mtr Minimum Rs 4,15,000	Rs 110 / per Sq mtr Minimum Rs 5,70,000	Rs 137 / per Sq mtr Minimum Rs 7,00,000	Rs 166 / per Sq mtr Minimum Rs 8,15,000	Rs 200 / per Sq mtr Minimum Rs 10,00,000

**Maharashtra Chamber of Housing Industry**

Maker Bhavan II, 4<sup>th</sup> Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.  
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: [www.mchi.net](http://www.mchi.net)

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URAN-DRONAGIRI  
AUBAG

**KARJAT-KHALAPUR-KHOPOLI**

- 2) Once a file is submitted for amendment, the CFO department should only calculate the charges on the additional BUA and not on the entire BUA. We pray for this clarification as even the Building Proposal Department of the MCGM charges fees only on the additional / amended BUA, they deduct the earlier approved area and not the earlier paid amount / fees in case of amendment applications.
- 3) CFO fire service fees to be charged only after award of CC as post CFO NOC, developer has to go through various stages of IOD, Environment NOC and then apply for CC as RERA also mandates for commencing the work post CC. Hence, annual CFO fire service fees to be charged prospectively only post award of CC without charging any interest.

We hope that our above submission will be considered positively and immediate action will be taken in this regard.

Thanking you,

Yours faithfully,  
For CREDAI-MCHI

  
Boman Irani  
President

  
Dhaval Ajmera  
Hon. Secretary

CC

- 1) **Shri Hemant Parab**  
Chief Fire Officer  
Mumbai Fire Brigade  
Mumbai

