

**PRESIDENT**

Boman Irani

**IMMEDIATE PAST PRESIDENT**

Deepak Goradia

**PRESIDENT-ELECT**

Ajay Ashar

**VICE PRESIDENTS**

Domnic Romell  
Shrikant Joshi  
Jayesh Shah  
Shailesh Puranik  
Parag Shah  
Sukhraj Nahar

**HON. SECRETARY**

Dhaval Ajmera

**TREASURER**

Pritam Chivukula

**SPECIAL PROJECTS**

Shahid Balwa  
Parag Munot  
Rajendra Chaturvedi  
Raajesh Prajapati  
Harshul Savla  
Parth Mehta

**HON. JT. SECRETARIES**

Pratik Patel  
Tejas Vyas

**JT. TREASURERS**

Mukesh Patel

**COMMITTEE MEMBERS**

Harish Patel  
Nainesh Shah  
Bandish Ajmera  
Sandeep Raheja  
Subodh Runwal  
Rasesh Kanakia  
Gautam Ahuja  
Deepak Gundecha

**SPECIAL ADVISORS**

Abhishek Lodha  
Gautam Chatterjee  
Ar. Hafeez Contractor  
Anuj Puri  
Ankur Gupta  
Adv. Parimal Shroff

**INVITEE MEMBERS**

Mohit Malhotra  
Jackbastian Nazareth  
Venkat K. Narayan  
Abhishek Kapoor  
Amit Thacker  
Gurminder Singh Seera  
Munish Doshi  
Nishant Agarwal  
Cherag Ramakrishnan  
Azim F. Tapia  
Jayesh C. Shah  
Shailesh Sanghvi  
Sunny Bijlani  
Binitha Dalal  
Sahil Parikh  
Nikunj Sanghavi  
Rushank Shah  
Ricardo Romell  
Samyag Shah  
Rushi Mehta  
Rajeev Jain

**YOUTHWING CONVENOR**

Naman Shah

**PROCUREMENT CONVENOR**

Nimish Ajmera

**WOMEN'S WING CHAIRPERSON**

Mona Ajmera

**CREDAI-MCHI UNITS**

THANE  
KALYAN-DOMBIVLI  
MIRA VIRAR  
RAIGAD  
NAVI MUMBAI  
PALGHAR BOISAR  
BHIWANDI  
SHAHAPUR-MURBAD  
URAN-DRONAGIRI  
ALIBAG  
KARJAT-KHALAPUR-KHOPOLI

To,

Shri Anil Diggikar (I.A.S.)

Vice President & CEO

Maharashtra Housing and Development Authority,

Bandra (East), Mumbai – 400051.

**Sub: Regarding grant of extension to the instalment policy undertaken by MHADA for making the payment of various charges/premiums to be paid in respect of building permissions for grant of IOA/CC.**

- Ref:**
1. Government of Maharashtra resolution no. TPB/4317/1005/PK. 302/2017/UD – 11 dated 19<sup>th</sup> September 2019.
  2. MCGM Circular no. ChE. /DP/14770/GEN dated 17<sup>th</sup> September 2019.
  3. MHADA Circular no. EE/BP Cell/GM/MHADA/2350/2019 dated 11.12.2019
  4. MCGM Circular no. Dy.CA/Rev – 3/Nr. /184 dated 30.09.2022

Respected Sir,

With reference to the subject matter cited herein above, the Municipal Corporation of Greater Mumbai issued a policy circular bearing no. ChE. /DP/14770/GEN dated 17th September 2019 regarding the grant of installment policy for making the payment of various charges and premiums that are paid towards the grant of IOD/CC. As per the said circular, the installment facility can be availed for making the payment of various charges/premiums payable to MCGM such as 25% MCGM share of additional FSI on payment of premium as per Reg 30 of DCPR 2034, Additional FSI permissible under Reg 33 of DCPR 2034 for MCGM part, 50% of total premium payable towards utilization of Fungible Compensatory Area as per Reg 31(3) of DCPR 2034, premium to exempt area covered under Staircase/Lift/Staircase and Lift Lobby from FSI, premium towards condonation of deficiency in open spaces of all types, etc. The said installment policy was valid for a period of two year and a further extension was given till 04.09.2022. The copy of the said circular is attached herewith as **Annexure – A.**

Subsequently, the Government of Maharashtra issued resolution bearing no. TPB/4317/1005/PK. 302/2017/UD – 11 dated 19th September 2019. As per the said resolution, the payment of various charges/premiums as per Regulations 30, 33 and 31(3) of DCPR 2034 can be done through installments. Further the state government directed to implement the said policy for the premiums/charges that are being paid to government or authorities that are working under the government. The copy of the said resolution is attached herewith as **Annexure – B.**

Further, the Maharashtra Housing and Area Development Authority issued circular bearing no. EE/BP Cell/GM/MHADA/2350/2019 dated 11.12.2019. As per the said circular, the installment facility maybe granted to premium/charges payable towards the utilization of Fungible Compensatory Area under Reg 31(3) of DCPR 2034, premium to exempt area covered under Staircase/Lift/Staircase and Lift Lobby from FSI, premium towards the condonation of deficiency in open space of all types payable to MHADA. These payments can be made as per the schedules mentioned below,

**1) For Building height up to 70 meters:**

The installment facility shall be granted for a period of 48 months and the payment can be done in five instalments, starting by first initial payment, and followed by four equal instalments at an interval of 12 months each.

**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)

| Initial Payment | At the end of Month with interest |                 |                 |                 |
|-----------------|-----------------------------------|-----------------|-----------------|-----------------|
|                 | 12th                              | 24th            | 36th            | 48th            |
| 1st Installment | 2nd Installment                   | 3rd Installment | 4th Installment | 5th Installment |
| 10%             | 22.50%                            | 22.50%          | 22.50%          | 22.50%          |

## 2) For Building height beyond 70 meters:

The installment facility shall be granted for a period of 60 months and the payment can be done in six instalments, starting by first initial payment, and followed by four equal instalments at an interval of 12 months each

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

The copy of the said circular of MHADA is attached herewith as **Annexure – C.**

Now, the Municipal Corporation of Greater Mumbai vide its circular bearing no. Dy.CA/Rev – 3/Nr. /184 dated 30.09.2022 has granted an extension to the installment policy for a period of three years till 03.09.2025. The copy of the said circular is attached herewith as **Annexure – D.**

In view of above, we hereby request you to grant an extension to the installment policy for a period of three years undertaken towards making the payment of various charges/premiums payable towards the grant of IOA/CC. This will help in giving a boost to the growth of the real estate industry and which in turn will lead to increase in the redevelopment proposals of existing buildings in the MHADA layouts.

We request your urgent and immediate intervention in this matter.

Yours faithfully,  
For CREDAI-MCHI

  
**Boman Irani**  
President

  
**Dhaval Ajmera**  
Hon. Secretary

Encl: As Above

CC:

- 1) Dy. Ch. E (Building Proposal Dept.),  
Maharashtra Housing and Area Development Authority,  
Bandra (E), Mumbai – 400051.