

PRESIDENT
Boman Irani

IMMEDIATE PAST PRESIDENT
Deepak Goradia

PRESIDENT-ELECT
Ajay Ashar

VICE PRESIDENTS
Domink Romell
Shrikant Joshi
Jayesh Shah
Shallesh Puranik
Parag Shah
Sukhray Nahar

HON. SECRETARY
Dhaval Ajmera

TREASURER
Pritam Chivukula

SPECIAL PROJECTS
Shahid Balwa
Parag Munot
Rajendra Chaturvedi
Rajesh Prajapati
Harshul Savla
Parth Mehta

HON. IT. 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
Shallesh Sanghvi
Sunny Bijlani
Binitha Dalai
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
Dr. Bhushan Gagrani (I.A.S.)
Additional Chief Secretary
Urban Development Department,
Government of Maharashtra,
4th Floor, Mantralaya,
Mumbai - 400032.

11/11/22
लिपिक
प्रधान सचिव (नदि-9)
नगर विकास विभाग
महाराष्ट्र शासन, मंत्रालय
मुंबई 400032

Sub: Regarding grant of extension to the installment policy undertaken 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 19th September 2019.
2. MCGM Circular no. ChE. /DP/14770/GEN dated 17th 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
5. MHADA Circular no. MH/EE/BP (GM)/MHADA/E7 - 307/2022 dated 12.10.2022

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 IOA/CC. As per the said circular, the installment facility was 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 years 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. As per the said circular,

A) For buildings having height less than 70 m the payment of premiums can be done as,

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%

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th 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

B) For buildings having height more than 70 m the payment of premiums can be done as,

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 resolution is attached herewith as **Annexure – B.**

Further, the Maharashtra Housing and Area Development Authority had issued a similar 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. 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 accordance with MCGM, MHADA issued their circular bearing no. MH/EE/BP (GM)/MHADA/E7 – 307/2022 dated 12.10.2022. As per the said circular, the payments recovered from the applicant while granting building permission i.e., a) Development Charges, b) Fungible Premium, c) Infrastructure Charges, d) Labour Cess, e) Scrutiny Fees, f) Open Space Deficiency Premium, etc. are transferred to various authorities and hence the decision regarding the extension of installment policy for the same cannot be taken by MHADA. However, MHADA has granted extension to the payments of premiums such as Premium to exempt area covered under Staircase/Lift/Staircase and Lift Lobby from FSI, premium towards condonation of open space deficiency payable to MHADA for period of three years i.e., from 04.09.2022 to 03.09.2025. The copy of the said circular of MHADA is attached herewith as **Annexure – E.**

Further the said policy also had provision for levying interest on unpaid installments at 8.5% p.a. In case of any delay in making the payments, an interest of 12% p.a. was also charged on the unpaid amount till date the payment was made. This policy provided a structure for the developers to work as per the business plan for development and reduced the cost of apartments thereby benefitting the end purchasers. This policy also saw an increase in the collection (Revenue) for the State Government due to the increase in the development of Homes in the City of Mumbai, thereby helping to achieve "Housing for All" vision of our Hon'ble Prime Minister.

We hereby request you to continue the installment policy of 2019 issued by your respected office with retrospective effect from 04th September 2021. We assure you that the growth of Real Estate adds to the GDP as well as to the dreams of the Common Man to have his own house in the City of Mumbai.

Your immediate action will support this cause.

Thanking you for your continuous support.

Yours faithfully,
For CREDAI-MCHI


Boman Irani
President


Dhaval Ajmera
Hon. Secretary

महाराष्ट्र शासन

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

प्रति,
आयुक्त
वृहन्मुंबई महानगरपालिका.

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

- संदर्भ :- १) शासन नगर विकास विभागाचे पत्र क्र. टिपोबी-४३१७/२००५/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) वृहन्मुंबई महानगरपालिका परिपत्रक क्र. CHE/DP/१४७७०/GEN.
दिनांक - १७/०९/२०१९.

महोदय,

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

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

वृहन्मुंबई महानगरपालिकेने संदर्भ क्र. ३ चे दि. १७/०९/२०१९ रोजीचे परिपत्रकात
महानगरपालिकेस देय अधिमूल्य रक्कम हप्त्याने भरणे अनुज्ञेय केले आहे. वृहन्मुंबई 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:-

वृहन्मुंबई 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 वृहन्मुंबई महानगरपालिकेचे धर्तीवर, हप्त्याने व्याजासकट
भरणा करुन घेणेस, महापालिकेच्या परिपत्रकात नमूद इतर तरतुदी व अटी सापेक्ष सवलत देण्यात येत
आहे.

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%

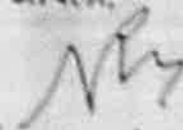
(ब) 30 मीटर किंवा त्यापेक्षा जास्त उंची प्रस्तावित असलेल्या इमारतीसाठी अधिमूल्याचे हप्ते.

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%

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

खरीलप्रमाणे सवलत ही शासन तसेच धारावी पुनर्विकास प्रकल्प, म्हाडा, मुंबई महानगर प्रदेश विकास प्राधिकरण, महाराष्ट्र राज्य रस्ते विकास महामंडळ यांना देय अधिमूल्यास देखील लागू राहील आणि त्यावर वृहन्मुंबई महानगरपालिकेने सनियंत्रण 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, वृहन्मुंबई.
 ७) निवडनस्ती.

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.

[Signature]
 17/09/19
[Signature]

[Signature]
 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 Payment s 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.

[Signature]
8/13/13
1/14/14

[Signature]
Chief Engineer
(Development Plan)

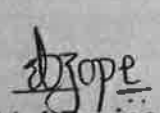
Sr No.	Type of Payme nts to be made (As per Sub Clause)	Initial paym ent	At the end of months with interest				
			12 th	24 th	36 th	48 th	60 th
		1 st <i>Install ment</i>	2 nd <i>Installm ent</i>	3 rd <i>Installm ent</i>	4 th <i>Installm ent</i>	5 th <i>Install ment</i>	6 th <i>Installm ent</i>
1.	ga	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.


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

[Handwritten signature]
6/2/19
7/1/19

[Handwritten signature]
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

6/3/19


 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

[Signature]
6/10/19
1/12/19

[Signature]
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 instalment 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.).

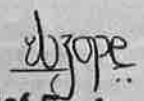
In case of failure to make installment payment on due dates, the concern AO BP shall deposit the post dated cheques, 10 (Ten) days in advance prior to extended period of three months beyond due date.


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.

[Handwritten signature]
SABH
7/11/17

[Handwritten signature]
Chief Engineer
(Development Plan)

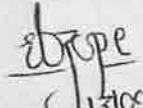
- (14) The defaulted amount shall be treated as arrears in Property Tax and shall be recovered accordingly by the Assessment Department of MCGM as per the relevant provisions in Act and norms, if not paid by the Developer/ Owner/ Society as per this circular and as and when demanded by the MCGM.
- (15) 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



Chief Engineer
(Development Plan)

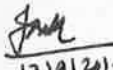

9/12/19
14

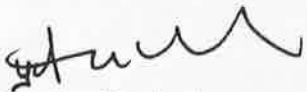
format for report to be submitted to the concerned Dy Ch Engineer (B.P.) for obtaining sanction to installment facility is annexed as **ANNEXURE - 'C'**.

- 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

13/09/19

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 + 1st to 10th floor + 11th(pt) floor
(B) For building more than 70.00 mtr. Height
Number of floors Stilt + 1st to 30 floors + 31st (pt) floor
3. Date of sanction for IOD / amended plans
By Dy Ch E (B.P.). (Clause 6(i)) 1st September, 2019
4. Total Amount payable to MCGM
depending upon prevailing SDRR Rate
(Rupees in lakhs)
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)] 4th September, 2019
8. Date of 1st instalment payable to MCGM
as per calculations
(within 1 month from issue of Demand Note)
(Clause (6) (iii)) 1st October 2019
9. Suppose increase in RR rate as on 1st April 2020 : 15%
(Clause 11, scenario III)
10. Amount payable to MCGM as per 1st April 2020
ASR (if payable in financial year 2020-2021)
(750 + 15% of 750) Rs. 862.50
11. Rate of an interest : 8.5% per annum
(Clause (8) (a))
12. Suppose Date of Amendment to plans : 1st May, 2021

dyope
CH E (DP)

Sp19

(Clause 12, ref: Scenario V)


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


Rs 100.00

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



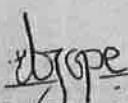
29/10/19


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

15.

ANNEXURE-A
For Building Less than 70 m height
SCENARIO- II (Clause-10)

If Developers default at the time of 2nd installment

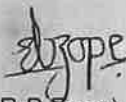
Basic amount of installment	Rs 750 000
Installments paid :	
1st Installment 1st Oct 2019	
a) 10% of 4 (C)	Rs 75.000
Installment due :	
2 nd Installment 1st Oct 2020	
(Refer Scenario-I)	Rs. 226.125


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:

- i) 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.
- ii) 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)/c

29/11/19

c/573

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.

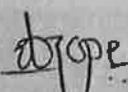
On failure to deposit the 3rd installment amount with interest of 8.50 within 03 months from the due date of installment, the amount payable will be worked out as under as per clause 10.


Installments paid	<u>(Rupees in lakhs)</u>	
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

24/19

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]

LESS : Net Principal amount of Two instalments

Already paid (without an interest amount)

(75.00 + 168.75 = 243.75)

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. 862.500 (a)

Rs. 243.750 (b)

Rs. 618.750 (x)

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

1/3 Of Rs 618.75

Rs. 206.250

4th Installment 1st Oct 2022

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. 206.250

Rs. 17.531

223.781

5th Installment 1st Oct 2023

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. 206.25

Rs. 17.531

223.781


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


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

CA 1319

CA 1319

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 Rs 675.000 ...a
 (750.00 - 75.00 = 675.00)

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


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 reconverted 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

8/13/19

cl577

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	Rs. 2.55 ✓
90.00 @ 8.5 % for 4 month	
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	Rs. 5.738 ✓
67.50 @ 8.5 %	
Total	Rs. 240.019 ✓

abrope
ChE(DP)

29/13/19


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

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.

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

(Rupees in lakhs)

Rs 75.000

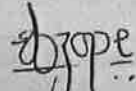
(b) Developer is defaulter in payment of 2nd installment due on 01.04.2019 and comes for payment on 01.12.2019.


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)


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

8/12/19

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	

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

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

2/10/19

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

6/12/19

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	
I st Inst.: 1 st October 2019	Rs. 75.000 (a)
II nd Inst.: 1 st October 2020	Rs. 192.375 (b)

(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	Rs. 169.425 Y
and 5th	Rs. 157.950 Z
and 6th	Rs. 146.475 Z1
Total (x+y+z)	Rs. 662.438

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.

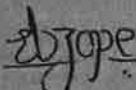
(B) On failure to deposit the 3rd installment amount with interest of 8.50% within 03 months from the due date of installment, the amount payable will be worked out as under as per clause 10.


Installments 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)

Rs. 210.000 (b)

(75.00 + 135.00 =210,00)

Rs. 652.500I

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

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

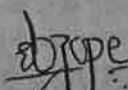
Rs. 662.438II


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 installemnt is balace; the amount shall be distributed equally in four parts ie 1/4,1/4,1/4 and1/4 . 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

d58r

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 reconverted 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

29/07/19

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 1st 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

8/11/19


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

61319

0591

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

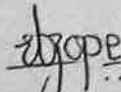
(b) Developer is defaulter in payment of 2nd installment due on 01.04.2019 and comes for payment on 01.12.2019.


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
(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

05/12/19

ANNEXURE - 'C'

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

MUICIPAL 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.)

8/11/19

No. EE/BP Cell/GM/MHADA/2350/2019

Date: 11 DEC 2019

CIRCULAR

Sub : Implementation of Government resolution no. TPB 4317/1005/PK.302/2017/UD-11 dated 19th Sept, 2019 for reduction in interest on installment of part of fungible premium payable to government and modification in installment payment facility for grant of IOA/CC for various charges/premiums to be paid in respect of Building permissions.

Ref :

- i. Government of Maharashtra resolution no. TPB 4317/1005/PK.302/2017/UD-11 dated 19th Sept, 2019.
- ii. CHE/DP/15755/GEN dated 06th Sept, 2017.
- iii. CHE/DP/23185/GEN dated 20th Nov, 2017.
- iv. MCGM circular no. CHE/DP/14770/GEN dated 17th Sept, 2019.
- v. The letter of Hon'ble MP Mr. Gopal Shetty dated 16th Sept, 2019.
- vi. The letter of NGO "Earth" dated 13th Sept, 2019.
- vii. EE / BP Cell/GM/MHADA/357/2019, Dtd.31.08.2019.

The various requests are received from various Developers/Architects developing the land/ reconstructing the buildings in MHADA layout under the jurisdiction of MCGM. Further, the MCGM & Govt. of Maharashtra has issued the Circular & GR vide letter under references. Govt. of Maharashtra has been declared MHADA as a Planning Authority as per Chapter-IV of MRTP Act 1976 for exercising power of Planning Authority vide notification Dtd.23.05.2018. For uniformity in granting Construction Permissions, it is necessary to issue the Circular. Hence, after due consideration to modify above circulars mentioned in reference no (i), (ii), (iii) & (iv) as follows to grant the facility of installments in payment of premiums/charges, to those who have requested payment of such amounts in the installments as per following guidelines:-

Implementation of Circular issued by MCGM vide letter under reference no.4 and directions received from Govt. of Maharashtra vide letter u/r no.1 are made applicable to MHADA as follows :

1.1. For building height up to 70 meters:

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

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%

1.2. For building height beyond 70 meters:

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.

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%

2. The installments facility shall not be granted to following payments and shall be paid at initial stage i.e. at the time of issue of IOA/Amended plan approval.

- i. Scrutiny fees
- ii. IOA Deposit.
- iii. Debris Deposit.
- iv. Labour Cess.
- v. Development Charges.

3. The installment may be granted to premium/charges payable as below:

- i. Premium, payable towards utilization of Fungible Compensatory area under Reg. 31(3) of DCPR 2034.
- ii. Premium to exempt area covered under Staircase/Lift/Staircase and Lift lobby from FSI.
- iii. Premium towards condemnation of deficiency in open space of all types payable to MHADA.

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

Note:

- i) No further extension in allowing payment in installments will be entertained beyond the above prescribed schedule.
- ii) The above installment shall be applicable for above referred time period but if applicant desires to pay before due date, then the interest shall be recovered to that period only.
- iii) If applicant opts occupation certificate prior to above installment period then all dues shall be paid and installment facility shall be curtailed.
- iv) If applicant desires part occupation certificate in valid period of installment; then proportionate payment to the BUA for which occupation certificate to be granted.

5. Curtailment of interest on installment facility:

A) For Building height up to 70mtr.

For Building height up to 70mtr.					
	12th	24th	36th	48th	60th
1st Installment	2nd Installment	3rd Installment	4th Installment	5th Installment	6th Installment
10%	22.50%	22.50%	22.50%	22.50%	22.50%
Rate of Interest	8.5%	8.5%	8.5%	8.5%	8.5%

B) For Building height equal to or more than 70mtr.

For Building height equal to or more than 70mtr.					
	12th	24th	36th	48th	60th
1st Installment	2nd Installment	3rd Installment	4th Installment	5th Installment	6th Installment
10%	18%	18%	18%	18%	18%
Rate of Interest	8.5%	8.5%	8.5%	8.5%	8.5%

- C. C.C. equivalent to 10% of approved built up area shall be restricted. If BUA of top most floor is more than 10% BUA, than the C.C. for the entire topmost floor shall be restricted.
- D. The total recovery of payment balance amount with the interest due shall be confirmed by concerned E.E. (B.P.) before releasing restricted 10% C.C. The C.C. thus restricted, shall be release forthwith on receipt of all the installments with the interest within the specific period as mentioned in sub clause 5(A) & (B) above and other clauses of this circular subject to compliance of all other related IOA/ amended plan approval letter conditions.
- E. If applicant desire to take the benefit of reduce interest wherein "the proposal where installment facility has been approved with 12% interest & some installment are dues for payment in such case the interest is liable to pay 12% for the tenure upto issue of this Circular and Gov. letter dt. 19.09.2019 & Balance interest component shall be charges 8.50% within a approved tenure."
- F. The proposal where only IOD / IOA approved and demand letter issued prior to 20.08.2019 in such case the 1st installment shall be paid as per demand letter issued and the premium for the balance installment will be revised as per the notification dtd.20.08.2019 & Govt. directives vide UDD letter dtd.19.09.2019.
- G. The proposal where only IOD / IOA approved & demand letter issued after 19.09.2019 in such case plan will be issued as per payments made and balance installment facility & interest rate for which the effect of Circular dtd.20.08.2019 and 17.09.2019 shall be availed subject to conditions the gross period of project shall not exceed the maximum period as per the GR.
- H. The installment facility for payment of Premium towards Fungible FSI is granted & 1st/2nd/3rd installment is paid and work in progress, then the revise rate of Fungible FSI as per 20.08.2019 shall be made applicable only for the balance Built up area for which CC is not granted & revise installment facility with interest rate shall be granted as per Govt. directives vide letter dtd.19.09.2019.
- I. The above facility is applicable only up to 2 years 03.09.2021 or as per any further directives from government.

6. 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 MHADA/ Government and the provisions in the Circular about initiating action by MHADA against the default in payment on schedule date.

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

7. Only after receipt of said Indemnity Bond and Registered Undertaking along with payment of 1st installment, Commencement Certificate will be issued by concerned E.E.(BP) subject to compliance of all other related IOA/amended plan approval letter conditions.
8. The concerned A.O. of Building Proposal department shall maintain the head wise details of the amounts 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 Developers/Owner/Society immediately under the intimation to the concerned S.E. /D.E. (BP)/ E.E. (BP). The concerned S.E. /D.E. (BP)/ E.E. (BP) shall immediately issue stop work notice for non-payment in stipulated period 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 E.E. (BP) will withdraw of the Stop Work Notice/MR & TP Notice, as per the merits of the case. The EE/BP shall 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.
9. 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

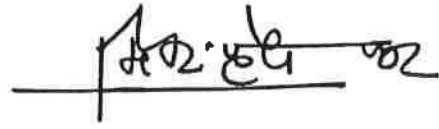
be worked out as per the interest rate mentioned in previous circulars as referred at Sr. No. (i) & (ii) up to 03.09.2019.

10. For the purpose of allowing additional parking spaces free of FSI as per Regulation 31(1) (vi) of DCPR 2034, visitors parking shall be considered as 5% instead of 25%. Further, the provisions of note (ii) below Regulation 44(6) (a) for charging of premium for additional parking spaces shall be operative after considering the parking spaces as per Regulation 31(1)(vi) over & above table 21 of Regulation 44.
11. In respect of proposals wherein concessions have been approved with full potential as per DCR 1991 with height of building less than 24m & the work of building has commenced after obtaining CC, for utilization of balance potential as per DCPR 2034, 1.50 m clear width of staircase shall not be insisted, if the height of building is restricted to 32m instead of 24m with the approval of Hon. VP by condoning the deficient width. by charging premium even though as per DCPR 2034, the minimum width of staircase is 1.50 mt.
12. As per Regulation 37(17) & as per policy circular issued under no CHE/DP/27099/GEN dated 10.11.2017, lift opening is allowed free of FSI at terrace level.
Same shall be allowed without charging premium in respect of residential development at zonal building proposal office level & same shall be allowed by charging premium in respect of non residential development with the approval of Hon. VP.
13. In development/redevelopment cases wherein the approval of Hon VP has already been obtained for grant of Fungible Compensatory FSI as per Regulation 35(4) of DCR 1991/ Fungible Compensatory Area as per Regulation 31(3) of DCPR 2034 by charging premium & plans are yet to be approved in lieu of said Fungible Compensatory FSI/ Fungible Compensatory Area, such cases need not be resubmitted for Hon. VP's approval due to reduction in the applicable premium for Fungible Compensatory FSI/ Fungible Compensatory Area. However, if there is any increase in the quantum of Fungible Compensatory FSI/ Fungible Compensatory Area to be utilized, then such cases shall be resubmitted for Hon. VP's approval for the increased Fungible Compensatory FSI/Fungible Compensatory Area.
14. In respect of proposals of non 33(5) on plot abutting road having minimum width of 6m & above but less than 9m, wherein concessions

have been approved and IOD & CC is issued prior to 16.11.2016, in such cases for utilization of FSI/TDR, clarification issued under the provisions of Regulation 62(3) of DCR 1991 under no TPB-4317/255/PK59/2017/UD-11, dated 07.07.2017 & orders issued by Urban Development Department, Government of Maharashtra, in appeal under section 47 of MR & TP Act 1966 under no Appeal/TPB 4318/15/PK 126/2018/UD-11 dated 15.06.2018 shall be followed.

15. Ref. No.VII Circular, Dtd.31.08.2019 shall be stand modified.
- i) To apply charges for fungible FSI 35% of land rate for Residential user & 40% of land rate for Non-Residential user with effect from date prescribed in Govt. notification, Dtd.20th Aug, 2019.

The said Circular is come in force with effect from date of issue of this Circular.



Vice President &
Chief Executive Officer / MHADA



निर्गमित

BRIHANMUMBAI MUNICIPAL CORPORATION

No. CHE/DP/010034/Gen. dtd.

25 AUG 2022

Sub. : Request for an extension to facility of installment of payment payable for grant of IOD/ CC for various fees / charges / deposit / premium to be paid in respect of building proposals.

- Ref. :** 1) MCP/1182 dtd. 27.08.2021 (C/617)
 2) MCP/1203 dtd. 02.09.2021 (C/619)
 3) CHE/DP/87/GEN (2019-2020) dtd 17.09.2019 (C/505-513)
 4) MCP/1889 dtd. 07.10.2021 (N/127-128)
 5) CHE/DP/171/Gen /2021-22 N/121.

1) Regarding extension to installment facility:-

In past, representation was received from CREDAI-MCHI dtd. 27.08.2021 on above subject matter, requesting therein to extend the installment scheme granted vide circular dtd 17 Sept 2019, for another 5 years considering the COVID pandemic & lock-down due to which the economy was completely paralyzed, thus affecting the construction industry. C-617-619

Considering lapse of time due to COVID Pandemic and lockdown, a detailed report was submitted to CA(Finance)/AMC(P)/MC requesting therein to extend the applicability of the installment facility circular issued vide No. CHE/DP/87/GEN (2019-2020) dtd 17.09.2019 for the further period of one year i.e. from 04.09.2021 to 03.09.2022. MC has granted approval for the proposal u/no. MCP/1889 dtd. 07.10.2021. On receipt of approval, circular to that effect was published in MCGM Portal. C-127 to 128

Since, validity of the extended time period is nearing to end, this office issued letter to all Zonal BP Offices vide letter dtd. 10.08.2022 (pg C/ 623) informing therein to furnish information of no. of cases where installment facility is availed by developer and the payment is not yet made on due date. The information from office of B.P. Offices are received. As per information received from office of BP Office , in some cases, the project proponent has not paid due installment within stipulated time period. Hence, stop work was issued to the project proponent by zonal BP office. As per the information given by BP Offices, balance amount as on date for Eastern Suburb area is Rs. 119,64,48,942/-, for City area is Rs 4,84,77,647.95/- and for Western Suburb I is Rs23,41,89,535/- C-625
C-631 to 635

It is pertinent to mention here that, the installment facility was allowed with 8.5 % of interest on outstanding balance. C-509

Considering huge outstanding balance amount which is due for payment to BMC, it is necessary to grant further extension to installment facility. Hence, it is proposed to further extend installment facility for period of 1 year i.e. from 04.09.2022 to 03.09.2023 subject to same terms and conditions laid down in installment facility circular issued under Ch.E./D.P./87/Gen (2019-2020) dtd. 17.09.2019.

2) Regarding waiving pre audit clearance for payment of due premium till 4th Sept. 2022.

Reference is also requested to representation from PEATA dtd. 08.08.2022 in respect of skipping pre audit for the proposals already approved by BP office till 4 Sept. 2022. It is quoted in the said representation that extension to installment facility scheme is ending on 04.09.2022. Hence, developers may be allowed to deposit premium by skipping required audit clearance so as to enable developers to deposit due premium within scheduled extended time period subject to condition that project proponent will submit undertaking stating that difference if any in premium arises after due verification of audit will be paid by developer. C-627 to 629

Considering facts quoted by PEATA, it is proposed to allow payment of due premium by skipping required audit clearance subject to condition that project proponent will submit registered undertaking stating therein that difference if any in premium arising after subsequent verification of audit, the balance premium will be paid by developer along with the interest of 8.50 % on outstanding balance as provided in installment facility circular issued u/no. Ch.E./D.P./87/Gen (2019-2020) dtd. 17.09.2019.

3) Regarding Installment Facility for the defaulted amount.

It is pointed at Sr.No 10 & 11 of Installment Facility Circular, regarding action to be taken in the eventuality of Developer/Owner/Society failing to deposit payment as per the installment facility within stipulated time period. It is further mentioned that, no installment facility shall be granted for the proposal in future till the payment towards installment amount due along with interest is made to BMC. As per information received from Building Proposal Offices, in some of the cases the project proponents have not paid due installment within stipulated time period and accordingly stop work notice were issued to the projects by Zonal BP Office & construction work are standstill. As per the information given by BP Offices, balance amount as on date for Eastern Suburb area is Rs. 119,64,48,942/-, for City area is Rs 4,84,77,647.95/- and for Western Suburb I is Rs 23,41,89,535/-

The matter regarding granting installment facility to the defaulted amount was discussed with M.C. in one of the meeting during which M.C directed that the said installment facility may be extended to the defaulted project proponent. Accordingly the same is proposed subject to following conditions

- 1) Defaulted amount will be allowed to be paid in four installments with regular interest & penal interest within period of one year for which stop work notice /action if any will be withdrawn. On failure of payment of said installment a stop work will be issued again.
- 2) Before withdrawing any stop work action, Registered Undertaking from project proponent will be insisted regarding payment of defaulted amount in four installments with regular interest & penal interest within a period of one year and also regular payment with interest will be paid to BMC.
- 3) Terms & conditions of the earlier circular will be binding on project proponent and if project proponent fails to deposit first installment as per the revised installment facility within a period of 3 months then stop work order will be issued and actions as per prevailing policies will be initiated against project proponent immediately.

In view of above, being a financial matter, C.A.(Finance) is requested to offer remarks and submit to A.M.C(P)/ M.C.'s approval for following points

- 1) To extend the applicability of the installment facility circular issued vide No. CHE/DP/87/GEN (2019-2020) dtd 17.09.2019 for a further period of one year i.e. from 04.09.2022 to 03.09.2023. as explained in point no 1 above.
- 2) To allow payment of due premium by skipping required audit clearance subject to the condition that project proponent will submit Registered Undertaking stating therein that balance amount of premium arising after post audit, the same will be paid by the project proponent along with an interest of 8.5 % on outstanding balance as provided in installment facility circular issued u/no. Ch.E./D P/87/Gen (2019-2020) dtd. 17.09.2019. as explained in point no 2 above.
- 3) Defaulted amount will be allowed to be paid in four installments with regular interest & penal interest within period of one year subject to conditions as explained in point no 3 above.

On receipt of approval, this note will be circulated to DP / BP offices as policy circular.

Submitted please.

Dy.Ch.E.(D.P.)

Ch.Eng.(D.P.)

C.A.(Finance)

AMC(P)

Hon. M.C.

Sir,

E.E. (D.P.) Implementation

24/08/2022

C.A.(F) is requested to offer the remarks and submit forthwith for approval to AMC(P)/Hon.M.C. for the proposed extension of installment facility.

SUI

25/8/22

बृहन्मुंबई महानगरपालिका

क्र. उपप्रले/महसूल-तीन/संकीर्ण/164

दि. 05.09.2022

विषय : इमारत बांधकाम परवानगीसाठी आवश्यक असलेल्या ना मंजूर शर्तीपत्र (IOD)/ बांधकाम परवाना (CC) करिता महानगरपालिकेकडे जमा करावयाचे विविध शुल्क/ आकार/ अधिमूल्याचे अधिदान हप्त्यांमध्ये करण्याकरिता दिलेल्या सवलतीबाबतच्या महानगरपालिका परिपत्रकाचा कालावधी वाढविण्याबाबत.

संदर्भ : No. CHE/DP/010034/Gen. Dtd.30.08.2022 (पृ.क्र.एन-129 ते 130)

उपरोक्त विषयाबाबत कार्यकारी अभियंता (विकास नियोजन) अंमलबजावणी यांचा पृ.क्र.एन-129 ते 130 वरील प्रस्ताव व त्यावरील उपप्रमुख अभियंता (विकास नियोजन) अंमलबजावणी आणि प्रमुख अभियंता (विकास नियोजन)-प्र यांची शिफारस कृपया संदर्भित करावी.

कार्यकारी अभियंता (विकास नियोजन) अंमलबजावणी यांनी प्रस्तावात असे नमूद केले आहे की, कोविड 19 महामारी तसेच त्यामुळे झालेल्या लॉकडाऊनमुळे संपूर्ण देशाची अर्थव्यवस्था कोलमडली असून बांधकाम उद्योगास भरारी मिळण्याच्या दृष्टीने दि.17.09.2019 च्या परिपत्रकान्वयेची हप्त्यांची सवलत पुढील 5 वर्षे वाढविण्याची CREDAI-MCHI यांनी दि.27.08.2021 रोजीच्या पत्राद्वारे केलेल्या विनंतीनुसार मा. महानगरपालिका आयुक्त यांच्या क्र.MCP/1889 दि.07.10.2021 अन्वयेच्या मंजूरीनुसार सदर परिपत्रक क्र. CHE/DP/87/Gen (2019-20) दि.17.09.2019 चा कालावधी पुढील एक वर्षासाठी म्हणजेच 04.09.2021 ते 03.09.2022 पर्यंत वाढविण्यात आला होता. (पृ.क्र.टि-125/127)

सदर परिपत्रकाचा कालावधी लवकरच संपुष्टात येत असल्याने, कार्यकारी अभियंता (विकास नियोजन) अंमलबजावणी यांच्या कार्यालयाने संबंधित क्षेत्रीय (विभागीय) इमारत प्रस्ताव विभागांकडून ज्या विकासकांनी हप्त्याची सवलत प्राप्त करून देय दिनांकापर्यंत अधिदान केलेले नाही याबाबतची माहिती मागविली असून पृ.क्र.प-625 व प-631 ते 635 वर सादर करण्यात आलेली आहे. सदर माहितीनुसार ज्या विकासकांनी हप्त्याच्या सवलतीने अधिदान करावयाच्या रकमेचे विहित वेळेत अधिदान केलेले नाही अशी पूर्व विभागाची रक्कम रु.119,64,48,942/-, शहर विभागाची रक्कम रु.4,84,77,647.95 व पश्चिम उपनगरे-1 विभागाची रक्कम रु.23,41,89,535/- शिल्लक आहे. परंतु पश्चिम उपनगरे-2 विभागासंबंधीत माहिती धारिणीत उपलब्ध नाही. सदर हप्त्याने अधिदान करावयाची सवलत ही शिल्लक रकमेवर 8.5% व्याजासह देण्यात आलेली आहे.

महानगरपालिकेला देय असलेली इतकी मोठी थकबाकीची रक्कम लक्षात घेता, सदर हप्त्याने अधिदान करण्याच्या सवलतीस आणखी मुदतवाढ देणे आवश्यक असल्याचे नमूद करून कार्यकारी अभियंता (विकास नियोजन) अंमलबजावणी यांनी पुढील बाबीस मंजूरी मिळण्याकरिता प्रस्ताविले आहे.

1. परिपत्रक क्र. CHE/DP/87/Gen (2019-20) दि.17.09.2019 अन्वयेच्या परिपत्रकातील मूळ अटी नि शर्ती कायम ठेवून सदर हप्त्याने अधिदान करण्याची सवलत पुढील एका वर्षासाठी म्हणजेच दि.04.09.2022 ते दि.03.09.2023 पर्यंत वाढविणे.
2. दि.04.09.2022 पर्यंतच्या हप्त्याच्या सवलतीच्या देय अधिमूल्याचे अधिदान करण्यासाठी पूर्व लेखापरिक्षणाची अट शिथिल करणे.
3. कार्यकारी अभियंता (विकास नियोजन) अंमलबजावणी यांनी 'क्ष' स्थित अटी व शर्तीच्या पूर्ततेसापेक्ष थकबाकीची रक्कम नियमित व्याज व दंडात्मक व्याजासह एका वर्षात चार हप्त्यांमध्ये भरणे.

कार्यकारी अभियंता (विकास नियोजन) अंमलबजावणी यांनी प्रमुख अभियंता (विकास नियोजन)-प्र यांच्या शिफारसीसह मा. अतिरिक्त महानगरपालिका आयुक्त (प्रकल्प)/ मा. महानगरपालिका आयुक्त यांच्या मान्यतेसाठी सादर केलेल्या प्रस्तावातील इतर तांत्रिक बाबी या संबंधित खात्याच्या अखत्यारितील असून, महसूलविषयक बाबींबाबत या कार्यालयाचे अभिप्राय खालीलप्रमाणे आहेत.

1. हप्त्याने अधिदान करण्याची सवलत वाढविण्याबाबत:-

मा. महानगरपालिका आयुक्त यांच्या क्र. MCP/1889 दि.07.10.2021 अन्वयेच्या मंजूरीन्वये सदर हप्त्याने अधिदान करावयाच्या सवलतीचा कालावधी दि. 04.09.2021 ते दि.03.09.2022 असा वाढविण्यात आला. महाराष्ट्र शासन तसेच शासनाच्या अधिपत्याखालील मंडळे/ प्राधिकरणे यांना देय अधिमूल्याचे हप्त्याने अधिदान करावयाची सवलत सद्यस्थितीमध्ये अस्तित्वात नसून, सदर परिपत्रक हे फक्त महानगरपालिकेस देय असलेल्या अधिमूल्यांसाठी लागू आहे. सदर सवलतीमुळे अधिमूल्याचे अधिदान महानगरपालिकेस 8.5% व्याजासह प्राप्त होत असल्यामुळे, हप्त्याने अधिदान करण्याची सवलत परिपत्रक क्र. CHE/DP/87/Gen (2019-20) दि.17.09.2019 अन्वयेच्या परिपत्रकातील अटी व शर्ती कायम ठेवून पुनः पुढील एका वर्षासाठी म्हणजेच दि.04.09.2022 ते दि.03.09.2023 पर्यंत वाढविण्यास प्रत्यवाय नसावा.

2. दि.04.09.2022 पर्यंतच्या हप्त्याच्या सवलतीच्या देय अधिमूल्याचे अधिदान करण्यासाठी पूर्व लेखापरिक्षणाची अट शिथिल करण्याबाबत:-

हप्त्याने अधिदान करावयाच्या सवलतीचा दि.04.09.2022 पर्यंतचा कालावधी संपुष्टात आल्यामुळे तसेच प्रस्तुत प्रकरणी हप्त्याने अधिदान करण्याची सवलत पुढील एका वर्षासाठी म्हणजेच दि.04.09.2022 ते दि.03.09.2023 पर्यंत वाढविण्यास मंजूरी प्राप्त झाल्यास दि.04.09.2022 पर्यंतच्या हप्त्याच्या सवलतीच्या देय अधिमूल्याचे अधिदान करण्यासाठी पूर्व लेखापरिक्षणाची अट शिथिल करण्याची आवश्यकता नाही, असे या कार्यालयाचे मत आहे.

3. थकबाकीदारांच्या शिल्लक रकमेस पुनः हप्त्याची सवलत देण्याबाबत:-

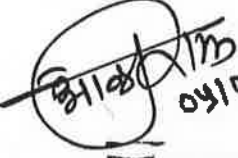
परिपत्रक क्र. CHE/DP/87/Gen (2019-20) दि.17.09.2019 अन्वयेच्या परिपत्रकातील मूळ अटी नि शर्ती कायम ठेवून सदर हप्त्याने अधिदान करण्याची सवलत पुढील एका


वर्षासाठी म्हणजेच दि.04.09.2022 ते दि.03.09.2023 पर्यंत वाढविण्यास मा. महानगरपालिका आयुक्त यांची मान्यता प्राप्त झाल्यास, कार्यकारी अभियंता (विकास नियोजन) अंमलबजावणी यांनी प्रस्ताविल्याप्रमाणे 'क्ष' स्थित अटी व शर्तीच्या पुर्ततेसापेक्ष थकबाकीची शिल्लक रक्कम नियमित व्याज व दंडात्मक व्याज आकारून एका वर्षात चार हप्त्यांमध्ये अधिदान करण्यास पुनश्च हप्त्याची सवलत देण्याबाबत प्रत्यवाय नसावा.

उपरोक्त बाबींच्या अनुषंगाने प्रमुख अभियंता (विकास नियोजन) यांचा प्रस्ताव मा. अतिरिक्त महानगरपालिका आयुक्त (प्रकल्प)/ मा. महानगरपालिका आयुक्त यांच्या आदेशासाठी सविनय सादर.

(In FB)


श्री. रामदास अम्हाड
मा. उपआयुक्त (वित्त)
महोदय,



09/09/2022
उप आयुक्त (वित्त)


प्रमुख लेखापाल (वित्त)
09/09/22
09/09/22
09/09/22

श्री. पी. वेलरासू
मा. अतिरिक्त महानगरपालिका आयुक्त (प्रकल्प)
महोदय,

डॉ. इ. सिं. चहल
मा. महानगरपालिका आयुक्त
महोदय,

C.E (D.P) 
Give Comment/
Suggestions -


15/09/22
अति. आयुक्त. (प्र.)

C.E (D.P)

BRIHANMUMBAI MUNICIPAL CORPORATION

No. CHE/DP/010034/Gen. dtd. 12651

19 SEP 2022

Sub. : Request for an extension to facility of installment of payment payable for grant of IOD/ CC for various fees / charges /deposit /premium to be paid in respect of building proposals.

- Ref. :** 1) MCP/1182 dtd. 27.08.2021 (C/617)
2) MCP/1203 dtd. 02.09.2021 (C/619)
3) CHE/DP/87/GEN (2019-2020) dtd 17.09.2019 (C/505-513)
4) MCP/1889 dtd. 07.10.2021 (N/127-128)
5) CHE/DP/171/Gen /2021-22 N/121.
6) CHE/DP/010034/Gen dated 25/08/2022 (N-129/130)
7) AMC(P)/3764 dated 15/09/2022 (N-135)

Reference is requested to this office report submitted to C.A.(Finance)/A.M.C.(P) u/no N-12, CHE/DP/010034/Gen dated 25/08/2022 at page N-129/130 regarding request for an extension to facility of instalment of payment payable for grant of IOD/ CC for various fees / charges /deposit /premium to be paid in respect of building proposals & further report of C.A.(Finance) to DMC(Finance)/ A.M.C.(P) and endorsement of A.M.C.(P) thereon at page N-135. The matter was discussed in the meeting held with A.M.C.(P) during which DMC(Finance) & C.A.(Finance) were present and accordingly the report is resubmitted for approval please. N-13

1) Regarding extension to installment facility:-

As per earlier report at page N-129 it was proposed to further extend installment facility for period of 1 year i.e. from 04.09.2022 to 03.09.2023 subject to same terms and conditions laid down in installment facility circular issued under Ch.E./D.P./87/Gen (2019-2020) dtd. 17.09.2019. The matter was discussed regarding extension to installment facility for further period of three years from 04.09.2022 to 03.09.2025 considering outstanding amount which is due for payment.

Accordingly, it is proposed to further extend installment facility for further period of three years from 04.09.2022 to 03.09.2025 subject to same terms and conditions laid down in installment facility circular issued under Ch.E./D.P./87/Gen (2019-2020) dtd. 17.09.2019.

2) Regarding insisting post audit clearance within one month after payment of due premium

Reference is also requested to representation from PEATA dtd. 08.08.2022 in respect of skipping pre audit for the proposals already approved by BP office till 4 Sept. 2022. It is quoted in the said representation that extension to installment facility scheme is ending on 04.09.2022. Hence, developers may be allowed to deposit premium by skipping required audit clearance so as to enable developers to deposit due premium within scheduled extended time period subject to condition that project proponent will submit undertaking stating thereon that difference, if any, in premium arising after due verification of audit will be paid by developer. C-625 to 629

There appears to be merit in the request of PEATA in accordingly it is proposed to insist required post audit clearance within one month after payment of due premium as per installment facility subject to condition that project proponent will submit registered undertaking stating therein that difference if any in premium arising after subsequent verification of audit, the balance premium will be paid by developer along with the interest of 8.50 % on outstanding balance as provided in installment facility circular issued u/no. Ch.E./D.P./87/Gen (2019-2020) dtd. 17.09.2019.

3) Regarding Installment Facility for the defaulted amount.

It is pointed at Sr.No 10 & 11 of Installment Facility Circular regarding action to be taken in the eventuality of Developer/Owner/Society failing to deposit payment as per the installment facility within stipulated time period. It is further mentioned thereon that, no installment facility shall be granted for the proposal in future till the payment towards installment amount due along with interest is made to BMC. As per information received from Building Proposal Offices, in some of the cases the project proponents have not paid due installment within stipulated time period and accordingly stop work notice was issued to the projects by Zonal BP Office & construction work are at standstill.

The matter regarding granting installment facility to the defaulted amount was discussed with M.C. in one of the meeting. It was observed that few projects are stalled due to financial issues. BMC is not getting its due payment. The Project Proponents are also not in position to execute the work on site and everything is standstill. In order to revive the project, M.C. directed that the said installment facility shall be extended to the defaulted projects as last one opportunity.

In the meeting with AMC (P) / DMC(Finance) & C.A.(Finance) on 15/09/2022 it was decided that the Project Proponents may be given a separate installment facility for defaulted amount as on date. These defaulted amount shall be paid in 8 equal instalments for two years with 12% interest on reducing balance subject to following conditions.

1. On failure of further payment of installment as per revised installment facility stop work notice will be issued again.
2. Before withdrawing any stop work action, Registered Undertaking from project proponent will be insisted regarding agreeing to pay defaulted amount in eight instalments with 12% interest within a period of two years.
3. First instalment of defaulted amount and first instalment of premium as per modified policy if any shall be recovered before withdrawing stop work notice.

In view of above, C.A.(Finance) is requested to offer remarks and submit the proposal to A.M.C(P)/ M.C.s for approval on following points.

1. To extend installment facility for further period of three years from 04.09.2022 to 03.09.2025 subject to same terms and conditions laid down in installment facility circular issued under Ch.E./D.P./87/Gen (2019-2020) dtd. 17.09.2019.
2. To insist required post audit clearance within one month after payment of due premium as per installment facility by insisting requisite undertaking.
3. To allow defaulted amount to be allow to be paid in 8 equal instalments for two years with 12% interest on reducing balance subject to conditions mentioned in point no. 3 above.

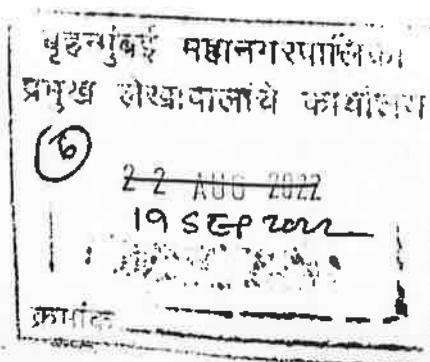
Submitted please.

C.A.(Finance)

AMC(P)

Hon. M.C.

Sir,



Ch.Eng.(D.P.)

Dy. CA (Leo III)

CA (Finance) Ve

Asst. Secy
Jyoti
K. K. K.

बृहन्मुंबई महानगरपालिका

क्र. उपप्रले/महसूल-तीन/संकीर्ण/184

दि. २३.09.2022

विषय : इमारत बांधकाम परवानगीसाठी आवश्यक असलेल्या ना मंजूर शर्तीपत्र (IOD)/ बांधकाम परवाना (CC) करिता महानगरपालिकेकडे जमा करावयाचे विविध शुल्क/ आकार/ अधिमूल्याचे अधिदान हप्त्यांमध्ये करण्याकरिता दिलेल्या सवलतीबाबतच्या महानगरपालिका परिपत्रकाचा कालावधी वाढविण्याबाबत.

संदर्भ : No. CHE/DP/012651/Gen. Dtd.21.09.2022 (पृ.क्र.एन-137 ते 138)

उपरोक्त विषयाबाबत प्रमुख अभियंता (विकास नियोजन)-प्र यांचा पृ.क्र.एन-129 ते 130 वरील प्रस्ताव, या कार्यालयाची पृ.क्र.एन-133 ते 135 वरील टिप्पणी व त्यावरील मा. अतिरिक्त महानगरपालिका आयुक्त (प्रकल्प) यांनी दिलेले आदेश व सदर आदेशानुसार प्रमुख अभियंता (विकास नियोजन) - प्र यांचा पृ.क्र.एन-137 ते 138 वरील सुधारित प्रस्ताव कृपया संदर्भित करावा.

प्रस्तुत प्रस्तावात प्रमुख अभियंता (विकास नियोजन) - प्र यांनी दि.15.09.2022 रोजी मा. अतिरिक्त महानगरपालिका आयुक्त (प्रकल्प)/ उप आयुक्त (वित्त)/ प्रमुख लेखापाल (वित्त) यांच्यासमवेत झालेल्या चर्चेनुसार, पुढील बाबीस मंजूरी मिळण्याकरिता प्रस्ताविले आहे.

1. महानगरपालिकेला देय असलेली थकबाकीची मोठी रक्कम लक्षात घेता, हप्त्याने अधिदान करण्याची सवलत परिपत्रक क्र. CHE/DP/87/Gen (2019-20) दि.17.09.2019 अन्वयेच्या परिपत्रकातील मूळ अटी नि शर्ती कायम ठेवून पुढील एका वर्षाएवजी पुढील तीन वर्षासाठी म्हणजेच दि.04.09.2022 ते दि.03.09.2025 पर्यंत वाढविणे.
2. विकासकाकडून प्रतिज्ञापत्र प्राप्त करून हप्त्याच्या सवलतीच्या देय अधिमूल्याचे अधिदान केल्यानंतर एक महिन्याच्या आत कार्योत्तर लेखा परिक्षण करणे.
3. प्रमुख अभियंता (विकास नियोजन) - प्र यांनी 'क्ष' स्थित अटी व शर्तीच्या पूर्ततेसापेक्ष थकबाकीदारांस थकित रकमेसाठी 12% व्याजासह दोन वर्षात आठ समान हप्त्यांमध्ये स्वतंत्रपणे हप्त्याने अधिदान करण्याची सवलत देणे.

प्रमुख अभियंता (विकास नियोजन) - प्र यांनी मा. अतिरिक्त महानगरपालिका आयुक्त (प्रकल्प)/ मा. महानगरपालिका आयुक्त यांच्या मान्यतेसाठी सादर केलेल्या प्रस्तावातील इतर तांत्रिक बाबी या संबंधित खात्याच्या अखत्यारितील असून, महसूलविषयक बाबीबाबत या कार्यालयाचे अभिप्राय खालीलप्रमाणे आहेत.

1. हप्त्याने अधिदान करण्याची सवलत वाढविण्याबाबत:-

मा. महानगरपालिका आयुक्त यांच्या क्र. MCP/1889 दि.07.10.2021 अन्वयेच्या मंजूरीन्वये सदर हप्त्याने अधिदान करावयाच्या सवलतीचा कालावधी दि. 04.09.2021 ते

दि.03.09.2022 असा वाढविण्यात आला. महाराष्ट्र शासन तसेच शासनाच्या अधिपत्याखालील मंडळे/ प्राधिकरणे यांना देय अधिमूल्याचे हप्त्याने अधिदान करावयाची सवलत सद्यस्थितीमध्ये अस्तित्वात नसून, सदर परिपत्रक हे फक्त महानगरपालिकेस देय असलेल्या अधिमूल्यांसाठी लागू आहे. सदर सवलतीमुळे अधिमूल्याचे अधिदान महानगरपालिकेस 8.5% व्याजासह प्राप्त होत असल्यामुळे तसेच पृ.क्र. एन-129 वरील विवेचनानुसार महानगरपालिकेला देय असलेली थकबाकीची मोठी रक्कम लक्षात घेता, हप्त्याने अधिदान करण्याची सवलत परिपत्रक क्र. CHE/DP/87/Gen (2019-20) दि.17.09.2019 अन्वयेच्या परिपत्रकातील अटी व शर्ती कायम ठेवून पुनः पुढील तीन वर्षांसाठी म्हणजेच दि.04.09.2022 ते दि.03.09.2025 पर्यंत वाढविण्यास प्रत्यवाय नसावा.

2. विकासकाकडून प्रतिज्ञापत्र प्राप्त करून हप्त्याच्या सवलतीच्या देय अधिमूल्याचे अधिदान केल्यानंतर एक महिन्याच्या आत कार्यान्तर लेखा परिक्षण करण्याबाबत:-

क्र. प्रले (वित्त)/एफआरव्ही-तीन/05 दि.26.05.2010 अन्वयेच्या परिपत्रकात असे नमूद केले आहे की, उपप्रमुख अभियंता (इमारत प्रस्ताव)/ प्रमुख अभियंता (विकास नियोजन) विभागातील महसूल निर्धारणाच्या/ संकलनाच्या प्रस्तावांची महसूल निर्धारणाच्या उगमस्थानी प्राथमिक टप्प्यावरच सखोल पूर्व लेखा तपासणी/ पडताळणी झाल्यास अशा प्रकरणांत कोणत्याही त्रुटी राहणार नाहीत व होणा-या चुका वेळीच रोखल्या जाऊन महानगरपालिकेला उचित महसूल मिळू शकेल (पृ.क्र.प-637 ते प-638). त्याअनुषंगाने प्रस्तुत प्रकरणी सवलतीचा तीन वर्षांचा कालावधी विचारात घेता, महसूलविषयक सर्व बाबींचे पूर्व लेखापरिक्षण उप प्रमुख लेखापाल (महसूल-तीन) कार्यालयामार्फत करणे संपुक्तिक होईल, जेणेकरून अधिमूल्य निर्धारणामध्ये त्रुटी राहणार नाहीत.

प्रसंगवशात, या कार्यालयाने मागील तीन महिन्यांतील हप्त्याने अधिदान करण्याच्या सवलतीच्या प्रकरणांचा आढावा घेतला असता, काही किरकोळ प्रकरणे वगळता या कार्यालयाने सदर प्रकरणांचा निपटारा अंदाजे कार्यालयीन कामकाजाच्या 7 दिवसांच्या आत केलेला आहे (पृ.क्र.प-639 ते प-645).

3. प्रमुख अभियंता (विकास नियोजन) - प्र यांनी 'क्ष' स्थित अटी व शर्तीच्या पूर्ततेसापेक्ष थकबाकीदारांस थकित रकमेसाठी 12% व्याजासह दोन वर्षात आठ समान हप्त्यांमध्ये स्वतंत्रपणे हप्त्याने अधिदान करण्याची सवलत देणे.

ज्या विकासकांना हप्त्याची सवलत देण्यात आली होती परंतु सदर हप्त्यांचा भरणा विहित वेळेत न केल्याने जे प्रकल्प सद्यस्थितीत थांबलेले आहेत, असे प्रकल्प पुनरुज्जीवित करण्यासाठी थकबाकीदारांना एक शेवटची संधी मिळावी याहेतूने तसेच थकीत रकमेवर महानगरपालिकेस 8.5% ऐवजी 12% व्याज प्राप्त होणार असल्यामुळे, प्रमुख अभियंता (विकास नियोजन) - प्र यांनी प्रस्ताविल्याप्रमाणे 'क्ष' स्थित अटी व शर्तीच्या पूर्ततेसापेक्ष

थकबाकीदारांस थकित रकमेसाठी 12% व्याजासह दोन वर्षात आठ समान हप्त्यांमध्ये स्वतंत्रपणे हप्त्याने अधिदान करण्याची सवलत देण्याबाबत प्रत्यवाय नसावा.

उपरोक्त बाबींच्या अनुषंगाने प्रमुख अभियंता (विकास नियोजन) यांचा पृ.क्र. एन-137 ते 138 वरील सुधारित प्रस्ताव मा. अतिरिक्त महानगरपालिका आयुक्त (प्रकल्प)/ मा. महानगरपालिका आयुक्त यांच्या आदेशासाठी सविनय सादर.

धारिणीमध्ये)


श्री. रामदास आक्हाड
मा. उपआयुक्त (वित्त)
महोदय,

श्री. पी. वेलरासू
मा. अतिरिक्त महानगरपालिका आयुक्त (प्रकल्प)
महोदय,

डॉ. इ. सिं. चहल
मा. महानगरपालिका आयुक्त
महोदय,

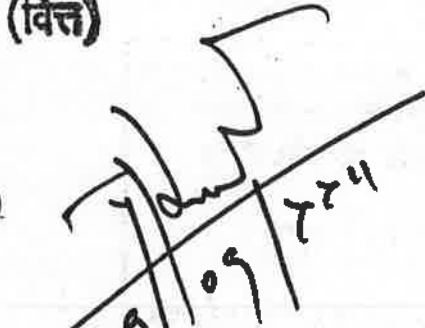

प्रदिप पडवळ

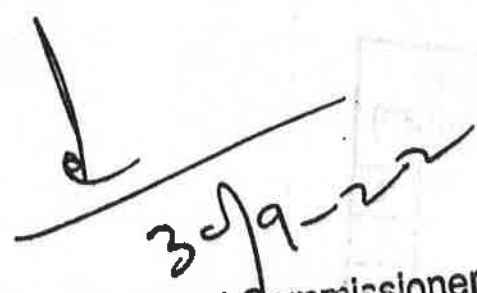
प्रमुख लेखापाल (वित्त)-प्र


उपआयुक्त (वित्त)
26/09/2022

27/09/22
27/09/22

27/09/22


29/09/22
अतिरिक्त महानगरपालिका
आयुक्त (प्रकल्प)


Municipal Commissioner

CECAP)

बृहन्मुंबई महानगरपालिका
उप आयुक्त (वित्त) यांचे कार्यालय
महानगरपालिका मुख्यालय, विस्तारित भाग-२,
पोस्ट मंगल, महानगरपालिका मार्ग, मुंबई - ४००००९.

दिनांक 27 SEP 2022

क्रमांक: उप आयुक्त/वित्त/ 847

29/09/2022

बृहन्मुंबई महानगर पालिका
अतिरिक्त आयुक्त (प्रकरण)
यांचे कार्यालय

27 SEP 2022

क. अति.अ. / प्रकरण / 4278

29/09/2022

बृहन्मुंबई महानगरपालिका
आयुक्तांचे कार्यालय
एनजीसी उपविभाग

29 SEP 2022

वेळ १०, ११, १२, १३, १४, १५, १६,
१७, १८, १९, २०, २१

क्रमांक MGCI f/7857

(Mfif8)

03/10/2022

बृहन्मुंबई महानगर पालिका
प्रमुख अभियंता (विकास नियोजन)
यांचे कार्यालय

११
१२
१
२

04 OCT 2022

014196

क्रमांक/दिनांक	शहर	पूर्व उप	प. उप
१	२	३	४
५	६	७	८
९	१०	११	१२

Dy.Ch.Eng(D.P)-2

EE(DP) Temple

4.10.2022

Chief Engineer
(Development Plan)

Office Note :-

No.MH/EE/BP (GM)/MHADA/E7-307/2022

Date: 11 2 OCT 2022

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

- Ref :-**
1. Government of Maharashtra resolution no TPB/4317/1005/PK. 302/2017/UD-11 dated 19th September 2019.
 2. MCGM Circular no. ChE./DP/14770/GEN dated 17th 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.
 5. Representation submitted by CREDAI MCHI vide letter no. 329, dated 06.10.2022.

The CREDAI MCHI vide letter no. 329, dated 06.10.2022 represented to the Hon'ble VP & CEO / MHADA that 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 to 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 upto 04.09.2022. Now, the Municipal Corporation of Greater Mumbai vide it's 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.

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 Regulation 30, 33 and 31(3) of DCPR 2034, can be done through installment. 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 said circular is valid for 2 years.

Further, the Maharashtra Housing and Area Development Authority issued circular bearing no. EE/BP Cell/GM/MHADA/2350/2019 dated 11.12.2019. Which was valid upto 04.09.2022. 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 type 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 installment, starting by first initial payment, and followed by four equal installments at an interval of 12 months each.

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 installment, starting by first initial payment, and followed by five installments 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%

Now, in the instant representation, CREDAI-MCHI has requested to extend the installment scheme for another 3 years to make the schemes viable for entire industry. In support of their request, it is represented that the installment will help giving a boost to the growth of real estate industry and which turn will lead to increase in redevelopment proposal of existing building in MHADA layouts.

While granting building permission the following payment is recovered from the applicant i.e. (a) Development Charges (b) Fungible premium (c) Infrastructure Charges (d) Labour Cess (e) Scrutiny Fees (f) Open Space Deficiency Premium, etc. out of above the payment of "a to d" is transfer to MCGM, State Government, MSRDC & Labour Department. Hence, the

availing installment facility in there shares can not be decided at MHADA level. Hence, it is proposed to write to respective department for there concurrence/ opinion for granting installment facility for next 3 years. After received reply from other department the decision regarding availing installment facility for the payment of Fungible premium will be taken accordingly.

Considering the above, the installment facility for payment towards a) 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 is proposed to be extended for further period of three year i.e. from 04.09.2022 to 03.09.2025 on the same terms & condition mentioned in the circular bearing no. EE/BP Cell/GM/MHADA/2350/2019 dated 11.12.2019.

In view of the above approval of Hon'ble VP & CEO / MHADA is requested please.

This is submitted for favor of perusal & approval please.

S.E/BP Cell/
MHADA

Dy.E/BP Cell/
MHADA

E.E/BP Cell/
MHADA

DY. Chief Engineer / BP Cell / MHADA

Proposed underlined as above is submitted for perusal and approval please

Chief Engineer-II / MHADA

Hon'ble VP & CEO / MHADA

ET-307 18 OCT 2022

उपाय/समाधान	
308	13/10/22
ET-307	18.10.22

Circular to all

Gm. Kadam / DE

18/10