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Pratik Patel
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Rushi Mehta

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Anuj Puri

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Cherag Ramakrishnan
Vijay Lakhani
Jayesh Chauhan
Aditya Shah
Shraddha Goradia
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Rushi Ajmera

YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Sejal Goradia

To,
Shri Satish Lokhande (I.A.S.)
Chief Executive Officer,
Slum Rehabilitation Authority,
Anant Kanekar Marg,
Bandra, Mumbai.

Sub: Deferment scheme for payment of premiums extended vide government resolution bearing TPB 4319/Pr.Kr. 156/2019/Neev-11 dated 03/05/2023 to be allowed in SRA as well in addition to the payment scheme as per circular 185 and 186.

Respected Sir,

The Government of Maharashtra with a view to spur development had come up with a deferment policy in relation to various premiums, fungible FSI etc., which was issued in the year 2019 for a period of 2 years which provided for 4 to 5-year payment schedule to the developers depending on the height of the building by charging simple interest @ 8.5% per annum on the deferred payments.

The said payment schedule was also adopted by SRA vide its circular bearing FC/Deferment/2021/28350 dated 02 Aug 2021. This payment schedule was in addition to the deferment policy contained in Circular no 185 and 186 which was made interest free vide circular bearing CEO/SRA/4598 dated 6th Aug 2019. Therefore, the developer had the option to pay premiums in 18 months fungible in 2/3 years without interest or opt for the above mentioned circular and make payments in 4-5 years by simple interest at 8.5%.

The Government of Maharashtra has vide its resolution bearing TPB 4319/Pr.Kr. 156/2019/Neev-11 dated 03/05/2023 extended the period of the deferment schedule as provided in the 2019 GR till 3/9/2025 with effect that developers will once again have an option to pay premiums/fungible through deferred payment scheme over 4-5 years by paying simple interest @8.5% on the deferred amounts.

In light of the said extension we humbly request you to extend the said facility to Developers undertaking Slum schemes to ensure that projects are not derailed due to liquidity crunch faced by the developers.

Thanking you,

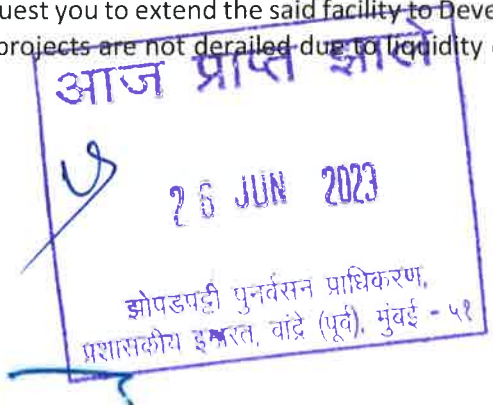
Yours Sincerely,
For CREDAI-MCHI



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary



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



महाराष्ट्र शासन

नगर विकास विभाग, मंत्रालय, ४ था मजला, मादाम कामा रोड,
हुतात्मा राजगुरु चौक, मुंबई ४०० ०३२.
nirmal.chaudhari@gov.in

क्रमांक :- टिपोबी - ४३१९/प्र.क्र.१५६/२०१९/नवि-११

दिनांक :- ०३/०५/२०२३

प्रति,

आयुक्त,

बृहन्मुंबई महानगरपालिका.

विषय :- Request For Extension To Installment Facility In
Premium Payable To State Government.

संदर्भ :- १) शासन नगर विकास विभागाचे पत्र क्र. टिपोबी-४३१९/प्र.क्र.१५६/
२०१९/नवि-११, दि. १९/०९/२०१९.
२) मे. PEATA चे दि. १०/०५/२०२२ रोजीचे पत्र.
३) मे. क्रेडाई-एमसीएचआय यांचे दि. २१/०४/२०२२ रोजीचे पत्र.
४) प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका यांचे पत्र
क्र. ChE/DP/९१५२/Gen., दि. २/०५/२०२३

महोदय,

शासन नगर विकास विभागाकडील संदर्भ क्र. १ वरील पत्राद्वारे बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली २०३४ चे विनियम ३०, विनियम ३३, विनियम ३१(३) तसेच नियमावलीत जेथे शासनास तसेच ठराविक तरतुदीतर्गत धारावी पुनर्विकास प्रकल्प, महाराष्ट्र राज्य रस्ते विकास महामंडळ, मुंबई महानगर प्रदेश विकास प्राधिकरण, म्हाडा यांना अधिमूल्य देय ठरते, त्यांनी देय अधिमूल्य बृहन्मुंबई महानगरपालिकेचे धर्तीवर, हप्त्याने व्याजासकट भरणा करून घेणेस, महापालिकेच्या परिपत्रकात नमूद इतर तरतुदी व अटी सापेक्ष दि. ४/०९/२०१९ पासून २ वर्षांच्या कालावधीकरीता सवलत दिली होती.

आता, संदर्भित पत्र क्र. २ व ३ अन्वये मे. PEATA व मे. क्रेडाई-एमसीएचआय यांनी सदरचे सवलतीस मुदतवाढ मिळणेबाबत विनंती केलेली आहे.

महापालिकेस प्राप्त झालेले विनंती अर्ज विचारात घेऊन, अधिमूल्य हप्त्याने भरणा करण्याबाबतच्या सवलतीस महापालिकेने, महापालिकेकडील दि. १७/०९/२०१९ रोजीच्या परिपत्रकातील नमूद अटी व तरतुदीस अधिन राहून दि. ३/०९/२०२५ पर्यंत कालावधी वाढविला असल्याचे, महापालिकेने दि. २/०५/२०२३ रोजीच्या पत्राद्वारे कळविले आहे.

त्यानुसार, बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ चे विनियम ३०, विनियम ३३, विनियम ३१(३) तसेच नियमावलीत जेथे शासनास तसेच ठराविक तरतुदीतर्गत धारावी पुनर्विकास प्रकल्प, महाराष्ट्र राज्य रस्ते विकास महामंडळ, मुंबई महानगर प्रदेश विकास प्राधिकरण, म्हाडा यांना अधिमूल्य देय ठरते, त्यांनी देय अधिमूल्य बृहन्मुंबई महानगरपालिकेचे धर्तीवर, हप्त्याने व्याजासकट

भरणा करुन घेणेस, महापालिकेच्या परिपत्रकात नमूद इतर तरतुदी व अटी सापेक्ष दि.३/०९/२०२५ पर्यंत मुदतवाढ देण्यात येत आहे.

सदरची मुदतवाढ शासनाच्या दि. १९/०९/२०१९ रोजीच्या पत्रात नमूद केलेली मुदतवाढ संपल्यापासून, म्हणजेच दि. ४/०९/२०२१ पासून लागू राहिल.

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

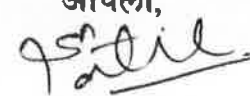
Initial payment	At the end of Month with interest			
	12 th	24 th	36 th	48 th
1 st Installment	2 nd Installment	3 rd Installment	4 th Installment	5 th Installment
10%	22.5%	22.5%	22.5%	22.5%

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

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

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

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

आपला,


(अमर पाटील)

अवर सचिव, महाराष्ट्र शासन

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

SLUM REHABILITATION AUTHORITY

Circular No. - 185

No. SRA/F.C./Deferment/2018/ 668

Date : **3 APR 2018**

C I R C U L A R

Sub : Facility of deferment of Payments for various fees/charges/deposits/premiums payable to SRA.

Ref : 1. Circular No.7- SRA/FC/1372, dated 25/11/1997.
2. Circular No.16-SRA/FC/1514, dated 03/08/1998.
3. Circular No.56-SRA/FC/Deferment/1089/2003, dt.23/10/2003.
4. Circular No.158-SRA/FC/Deferment/2211, dt.11/09/2015.
5. Circular No.164-SRA/FC/Deferment/2015/2993, dt.27/11/2015
6. Circular No.181-SRA/FC/Deferment/2017/4880, dt.26/10/2017

The developers implementing Slum Rehabilitation Schemes are given facility of deferment of payment of on all type of fees, premium etc. except penalties. Reconsideration of rate of interest for the deferment granted was under consideration of the Authority pursuant to the representation of the PEATA. After careful consideration, the Chief Executive Officer of the Authority has decided as follows :

- A. The developer shall pay all fees, deposits, premium etc. within 30 days from the date of demand. If the developer fails to pay within 30 days, interest @ 18 % quarterly compounding shall be levied for a period upto 3 months unless he applies for deferment of the same. If the developer fails to pay the dues within 3 months with interest, his application that led to generation of demand shall be deemed to have been rejected.
- B. If the developer applies to SRA for deferment of payment within 30 days of demand, it may be granted on following conditions.
- i. Minimum amount to be deferred shall be more than Rs.5 lacs per head of receipt.
 - ii. Deferment may be given on all fees/charges/deposits/premiums etc. except labour cess, penalties and taxes.
 - iii. The developer shall deposit 25 % of the amount to be deferred within 30 days of demand having been raised.
 - iv. Balance 75 % of the amount (principal) shall be payable in three equal installment becoming due at the end of 6th, 12th & 18th month from the end of 30 days from the date of issue of demand note by SRA along with simple interest @ 12% p.a., for which post dated cheques shall be submitted at the time of sanction.
 - v. If the developer fails to deposit the amount deferred on due dates, interest at 18% p.a. quarterly compounding shall be recovered on defaulted amount (principal plus interest) from the date of default.

- vi. If the developer fails to deposit the amount deferred within three months from the due date and the deferred demand depends upon SDRR rates, then after three months from the due date, new demand calculation as per new SDRR or the old deferred demand with interest @ 18% p.a. quarterly compounding, whichever is higher shall be recovered. In case new demand calculation as per new SDRR is on higher side, then remaining installment shall also be revised with new SDRR.
- vii. Notwithstanding anything mentioned above, CC equivalent to 15% of approved built up area of sale component or CC of built up area of one floor (if the part terrace is proposed at top most floor, then the topmost floor and entire one floor below the top most floor) whichever is higher shall be restricted. Engineering Department is directed to ensure the same.
- viii. The total recovery of payment for balance amount with interest due shall be confirmed by Executive engineer before releasing 15% CC or CC of one or more floor as the case may be. The CC thus restricted shall be released forthwith on receipt of all the installment of any demand with interest which should be confirmed from finance department. However, the total restricted CC will not exceed 15% for any project at any point of time.
- ix. If deferment is sought for a amount less than of Rs. One crore, deferment shall be sanctioned at Secretary, SRA level. For demand of more than Rs. One crore, deferment shall be only upon sanction of C.E.O.
- x. The developers who had availed the deferment facility under the earlier circulars issued by SRA, won't be entitled for any kind of extension or any further relief granted under the said circulars.
- xi. If there is any default on the part of the developers availing the deferment facility, the sale component of the scheme shall be stopped by the SRA and no further technical permissions to sale component would be granted to the developers from SRA till the time the entire payments on which deferment is sought, is made to SRA.

As an endeavor to watch the recovery, all Executive Engineers are instructed that all cases in which deferment in payment is being granted to a developer, shall be routed through the Finance Department stating clearly the actual due date of payment and period of deferment with clear recommendation of Engineering Department so that the accuracy of outstanding amount and recoveries are ascertained before the file is put up to the Chief Executive Officer for orders.

Finance Controller is further instructed to maintain the head wise details of amount so deferred and head wise details of interest. Accounts Officer II will keep a close watch and issue demand letters to the defaulting developers immediately. Whenever any default is noted by Accounts Officer (II), he will

intimate concerned Executive Engineer who shall without fail issue a stop work order to the defaulter. The stop work order shall not be rescinded without N.O.C. from Finance Controller. Such a defaulter will never be given deferment of any payment in future.

This circular shall come into effect from the date of issue and is also applicable to slum redevelopment schemes under Resolution No. 165, Appendix-S of Development Control Regulations of Thane.


Chief Executive Officer
SLUM REHABILITATION AUTHORITY

Copy :-

1. P. A. to Hon'ble CEO/SRA.
2. Secretary/SRA.
3. Finance Controller
4. Dy. Chief Engineer - I, II & Thane
5. All Executive Engineers
6. Accounts Officer - I & II.
7. File.

SLUM REHABILITATION AUTHORITY

Circular No...186

No. CEo/SRA/ 669 12018

3 APR 2018

CIRCULAR

Sub : Facility of deferment of Payments of premium for Fungible compensatory FSI.

- Ref :**
1. Notification No. CMS 4311/452/CR-58/2011/UD-11, dated 06/01/2012 issued by Urban Development Department, Mantralaya, Mumbai.
 2. Notice No. TPB 4315/CR-142/2015/UD-11, dated 20/10/2015 issued by Urban Development Department, Mantralaya, Mumbai.
 3. Circular No. CHE/DP/15755/GEN dated 06/09/2017 issued by Municipal Corporation of Greater Mumbai.
 4. Letter No. TPB 4317/1005/CR-302/2017/UD-11, dated 06/01/2018 issued by Urban Development Department, Mantralaya, Mumbai.
 5. Letter No. MCHI/PRES/17-18/087 dated 03/01/2018 issued by CREDAI
 6. Circular No.161 dated 01/10/2015 issued by Slum Rehabilitation Authority.
 7. Circular No.181 dated 26/10/2017 issued by Slum Rehabilitation Authority.
 8. Circular No.184 dated 25/01/2017 issued by Slum Rehabilitation Authority.

The developers implementing Slum Rehabilitation Scheme are given facility of deferment in payment of premium for fungible FSI under Regulation No. 35(4) as per circular under reference no. 8. Reconsideration of rate of interest for the deferment and for granting deferment in payment of premium for additional FSI permissible as per regulation 32 was under consideration of the Authority pursuant to the representation of the PEATA. Accordingly, the Chief Executive Officer of the Authority has decided to modify earlier circular No. 184 and sanction deferment in payment of premium for fungible FSI under regulation No. 35(4) and payment of premium for additional FSI permissible under Reg. 32 of DCR 1991, as shown below on following conditions

A) For Buildings below or upto 70 Meters in height

Payment	At the end of Months with Interest	
	12 th	24 th
1 st Installment	2 nd Installment	3 rd Installment
33%	33%	34%

B) For Buildings above 70 Meters in height

Payment	At the end of Months with Interest		
	12 th	24 th	36 th
Installment	2 nd Installment	3 rd Installment	4 th Installment
25%	25%	25%	25%

1. If the developer fails to pay the fungible premium within 30 days from the date of demand, interest @ 18% quarterly compounding shall be levied for a period up to 3 months from the date unless he applies for deferment of the same and if he is not a defaulter. If the developer fails to pay the dues within 3 months with interest, his application that led to generation of demand shall be deemed to have been rejected.
2. Minimum amount to be deferred shall be more than Rs.5 Lakhs.
3. The developer shall deposit 1st Installment of 25 % / 33%, of the amount to be deferred within 30 days of demand having been raised, before sanction of CC / Further CC.
4. Simple Interest @ 12% p.a. shall be levied from the end of 30 days from the date of issue of demand note by SRA on balance installments, for which post dated cheques shall be submitted at the time of sanction. If the developer fails to deposit the amount deferred on due date, interest at 18% p.a. quarterly compounding shall be recovered on defaulted amount (principal plus interest) from the date of default. And if the default continues for a period of three months from the due date, then after three months new demand calculation as per new SDRR or the old deferred demand @ 18% p.a. quarterly compounding rate of interest whichever is higher shall be recovered. In case new demand calculation as per new SDRR is on higher side, then remaining installment shall also be revised with new SDRR.
5. If deferment for fungible premium is sought for an amount less than of Rs. one crore, deferment shall be sanctioned at Secretary, SRA's level. For demand of more than Rs. One crore, deferment shall be only upon sanction of C.E.O.
6. If there is any default on the part of the developers availing the deferment facility, the sale component of the scheme shall be stopped by the SRA and no further technical permissions would be granted to the developers for sale component from SRA till the time the entire payments on which deferment is sought, is made to SRA.
7. Notwithstanding anything mentioned above, CC equivalent to 15% of approved built up area of sale component or CC of built up area of entire one floor (if the part terrace is proposed at top most floor, then the topmost floor and entire one floor below the top most floor) whichever is higher shall be restricted. Engineering Department is directed to ensure the same.
8. The total recovery of payment for balance amount with interest due shall be confirmed by Executive engineer before releasing 15% CC or CC of one or more floor as the case may be. The CC thus restricted, shall be

released forthwith on receipt of all the installment of fungible premium with interest which should be confirmed from finance department. However, the total restricted CC will not exceed 15% for any project at any point of time.

9. The Finance department is hereby directed to ensure that the 1/3rd amount of fungible premium received along with interest thereon is deposited into the proper head of the State Government and 2/3rd amount is remitted to MCGM by 15th day of next month.

As an endeavor to watch the recovery, all Executive Engineers are instructed that all cases in which deferment in payment in fungible premium is being granted to a developer, shall be routed through the Finance Department stating clearly the actual due date of payment and period of deferment with clear recommendation of Engineering department so that the accuracy of outstanding amount and recoveries are ascertained before the file is put up to the Chief Executive Officer for orders.

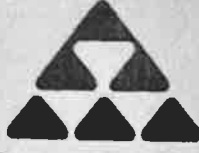
Finance Controller is further instructed to maintain the head wise details of amount so deferred and head wise details of interest. Accounts Officer-II will keep a close watch and issue demand letters to the defaulting developers immediately. Whenever any default is noted by Accounts Officer-II, he will intimate concerned Executive Engineer who shall without fail issue a stop work order to the defaulter. The stop work order shall not be rescinded without N.O.C. from Finance Controller. Such a defaulter will never be given deferment of any payment in future.

This circular shall come into effect from the date of issue and is also applicable to slum redevelopment schemes under Resolution No. 165, Appendix-S of Development Control Regulations of Thane.


Chief Executive Officer
SLUM REHABILITATION AUTHORITY

Copy :-

1. P. A. to Hon'ble CEO/SRA.
2. Secretary/SRA.
3. Finance Controller
4. Dy. Chief Engineer - I, II & Thane
5. All Executive Engineers
6. Accounts Officer - I & II.
7. File.



झोपडपट्टी पुनर्वसन प्राधिकरण

झोपप्रा/विनि/डिफरमेंट/२०२१/ 28350

दिनांक : 02 AUG 2021.

कार्यालयीन आदेश

विषय :- शासनास भरणा करण्यात यावयाच्या अधिमूल्याच्या हप्त्याची सवलत मिळणेबाबत.

संदर्भ :- १. बृहन्मुंबई महानगर पालिका यांचे परिपत्रक क्र. CHE/DP/१४७७०/GEN, दि.१७.०९.२०१९

२. महाराष्ट्र शासनाचे पत्रक क्र. टीपीबी-४३१९/प्र. क्र. १५६/२०१९/नवी-११ दि.१९.०९.२०१९

३. प्राधिकरणाचे पत्र क्र. SRA/ED/OW/२०२०/१७६७६ दि.१८.०९.२०२०

४. नगरविकास विभागाचे पत्र क्र. टीपीबी-४३२०/प्र. क्र. १३८/२०२०/नवि-११ दि.०१.०३.२०२१

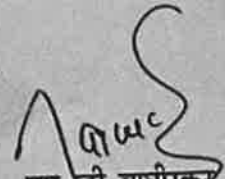
संदर्भित क्र.१ नुसार महापालिकेने देय असलेले रक्कम हप्त्याने भरणे अनुज्ञेय केले आहे. बृहन्मुंबई महानगर पालिकेने विषयांकित प्रकरणी दोन वर्षांच्या कालावधीसाठी दि.०४.०९.२०१९ पासून सवलत देण्यात आली आहे.

संदर्भित क्र.२ व ४ नुसार परिपत्रक क्र.१८५ मधील देय असणाऱ्या इतर अधिमूल्यापोटी शासनास व इतर नियोजन प्राधिकरणास तसेच झोपडपट्टी पुनर्वसन प्राधिकरणास देखिल वसुलीकरीता सदर तरतुदी लागू केल्या आहेत.

झोपडपट्टी पुनर्वसन प्राधिकरणास देय अधिमूल्य हप्त्याने भरणा करण्याबाबत झोपडपट्टी पुनर्वसन प्राधिकरणाने परिपत्रक क्र.१८५ दि.०३.०४.२०१८ अन्वये निर्गमित केले असून त्यासोबतच संदर्भित क्र.२ नुसार बृहन्मुंबई महानगर पालिकेचे परिपत्रक व्याजासह झोपडपट्टी पुनर्वसन प्राधिकरणात लागू करण्यास हरकत नाही असे संदर्भित क्र.३ च्या पत्रान्वये नगरविकास विभागाने सूचित केले आहे.

त्यानुसार बृहन्मुंबई महानगर पालिकेच्या दि.१७.०९.२०१९ च्या परिपत्रकानुसार विकासकाने मागणी केल्यानुसार विकासकास बृहन्मुंबई महानगर पालिकेचे दि.१७.०९.२०१९ च्या परिपत्रकानुसार हप्त्याची रक्कम व्याजासह वसुली करण्यात येईल.

सदरचे कार्यालयीन आदेश मा. मुख्य कार्यकारी अधिकारी/झोपप्रा यांची मान्यता घेऊन निर्गमित करण्यात येत आहे.


एम. व्ही. वाघीरकर
वित्त नियंत्रक/झोपप्रा

प्रत माहितीस्तव :

- १) उपमुख्य अभियंता/झोपप्रा
- २) कार्यकारी अभियंता/झोपप्रा - १/२/३/४/५