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Dhaval Ajmera

TREASURER
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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: Reduction of interest charged on deferment schemes from 12% to 8.5% as charged by MHADA, MCGM from the developers to maintain parity between development across the city.

**Re: 1) Circular No 206 dated 19.10.2022.
2) Circular no 185 & 186 dated 03.04.2018
3) Circular bearing CEO/SRA/4598 dated 06.08.2019
4) MCGM deferment circular dated 27 September 2022
5) MHADA deferment circular dated 12 Oct 2022**

Respected Sir,

With respect to Circular no 185 & 186, deferment payment scheme was made available to developers at the rate of 12% per annum on the deferred amount. In light of the highly recessionary market conditions and on the demand of CREDAI MCHI for waiver of interest, with a view to expedite SR schemes and to ensure that slum schemes are not stalled due to lack of funds in the market, the then CEO SRA had vide circular bearing CEO/SRA/4598 dated 06.08.2019 waived off interest on deferred payments.

As the situation and market conditions normalised, vide circular no 206 dated 19.10.2022 the interest was again brought back to 12% as per earlier circular no 185 & 186 in that regards.

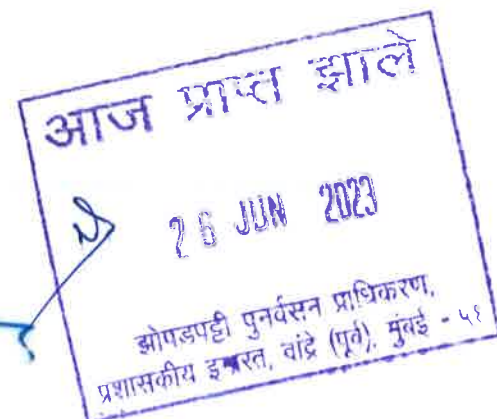
However, it may be noted that MCGM and MHADA are also offering deferment schemes to the developers by charging interest @ 8.5% per annum. In the interest of parity we humbly request you consider changing the interest rate from 12% to 8.5% for all deferment schemes offered by your good office to the developers.

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

CREDAI-MCHI CHAPTERS : THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI |
BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR



झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्र. २०६

ना.क्र. झोपडपट्टी/विनि/डेफरमेंट/प्री/२०२२/४२४९८
दिनांक: 19 OCT 2022

विषय: Facility of Deferment of Payments for Various Fees/Charges/Deposits/
Premiums payable to SRA

- संदर्भ: 1) परिपत्रक क्र.१८५ दि.०३.०४.२०१८
2) परिपत्रक क्र.१८६ दि.०३.०४.२०१८
3) परिपत्रक क्र.CEO/SRA/४५९८ दि.०६.०८.२०१९

झोपडपट्टी पुनर्वसन प्राधिकरणाकडून विविध लेखाशिर्षांखाली विकासकांकडून Deferment च्या सुविधे अंतर्गत रक्कम वसूल केली जाते. सदर Deferment च्या अंतर्गत २५% व ३३% प्रारंभिक रक्कम भरणा केल्यानंतर उर्वरित रकमा हप्त्या हप्त्याने भरण्याची सुविधा देण्यात येत होती. तसेच सदर रकमांवर १२% सरळ व्याजाने आकारणी करण्यात येत होती. तथापि संदर्भ क्र.३ मधील दि.०६.०८.२०१९ रोजीच्या परिपत्रकातील मुद्दा क्र.४ अन्वये CREDAI-MCHI यांच्या मागणीनुसार व्याज आकारणी बंद करण्यात आलेली आहे.

मा. वरिष्ठ उप महालेखाकार/एएमजी-II, यांनी झोपडपट्टी पुनर्वसन प्राधिकरणाच्या सन २०२१-२०२२ च्या लेखापरिक्षण अहवालात झोपडपट्टी पुनर्वसन प्राधिकरण योजनांच्या Deferment च्या रकमेवर व्याज आकारणी न केल्यामुळे प्राधिकरण/शासन यांचे महसूली नुकसान होत असल्याचे नमूद केले आहे.

त्यामुळे संदर्भ क्र.३ मधील दि.०६.०८.२०१९ रोजीचे परिपत्रकातील मुद्दा क्र.४ रद्द करण्यात येत आहे. करोता यापुढे Deferment च्या रकमांवर प्राधिकरणाचे परिपत्रक क्र.१८५ व क्र.१८६ दि.०३.०४.२०१८ नुसार १२% प्रति वर्ष सरळ व्याज आकारण्यात येईल.

सदर परिपत्रकाची तात्काळ अंमलबजावणी करावी.

मुख्य कार्यकारी अधिकारी
झोपडपट्टी पुनर्वसन प्राधिकरण

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.

- 7
- 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

C I R C U L A R

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
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6. Accounts Officer – I & II.
7. File.



झोपडपट्टी पुनर्वसन प्राधिकरण

SLUM REHABILITATION AUTHORITY

CIRCULAR

No. CEO/SRA/4598

Date : 06.08.2019

Subject: Request for expeditious grant of development permissions (IOA & CC) simultaneously & for relaxation in the payments of premium/ charges/ fees/ development charges etc.


1. Government of Maharashtra/India is keen in bringing in ease in doing business. As well as, there is a continuous flow of representations from stake holders to SRA administration claiming threat to viability of SR schemes. One of such representation was received from stakeholders organisation CREDAI-MCHI on 11th July 2019.
2. The said representations received from stakeholders were deliberated amongst HOD's/Officers of SRA administration, the one received on 11th July 2019 was profoundly mulled in the intent and spirit of provisions of clause 6.17 of Regulation No.33 (10) of Development Control and Promotional Regulations (DCPR) 2034, regards exercising powers to implement SR Schemes viz-a-viz their viability looking to the slump experienced in Real Estate Financial conditions and the provisions of DCPR, 2034.
3. Considering the representations from stake holders, Intimation of Approval (IOA) and Commencement Certificate upto Plinth/Stilt height shall be given simultaneously looking to the provisions of Regulation No. 10 of DCPR, 2034 and other laws in force provided

mandatory conditions in DCPR, 2034 are complied with at the time of such a grant of IOA & Plinth/Stilt height CC simultaneously for Rehab Buildings, such as

- i) Obtaining demarcation of roads as per Regulation No. 10 (3) (iv) (h) of DCPR, 2034 from competent department of MCGM in advance,
 - ii) Applicable clearance from Assessment department of MCGM,
 - iii) Payment of development charges /premiums /development cess /offsite infrastructure charges/ fees etc. as per Regulation No. 10 (7) of DCPR, 2034 in addition to the development permission fee & security deposit as per Regulation No.10 (3) (x) & (xi) of DCPR, 2034,
 - iv) One time payment of 'Pest Control charges' to MCGM as per circular issued by MCGM,
 - v) Workmen's compensation policy,
 - vi) Submission of remarks from empanelled SWD/road & Fire Consultants (till submission of NOC from CFO of MCGM, in case CFO NOC is submitted, no such remarks shall be essential)
 - vii) Self certification for cutting /transplanting of existing trees,
 - viii) Suitable RUT
4. Considering the viability of SR Schemes, interest shall not be charges on the deferred payments provided time schedule as per policy circular in force is adhered, provided further the

requests for refund or adjustment of interest paid earlier, shall not be entertained.

This circular will come into effect immediately and should be followed scrupulously.


Chief Executive Officer
Slum Rehabilitation Authority

बृहन्मुंबई महानगरपालिका

क्र. उपप्रले/महसूल-तीन/संकीर्ण/१८४

दि. २७.०९.२०२२

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 (पू.क्र.एन-१३७ ते १३८)

उपरोक्त विषयाबाबत प्रमुख अभियंता (विकास नियोजन)-प्र यांचा पू.क्र.एन-१२९ ते १३० वरील प्रस्ताव, या कार्यालयाची पू.क्र.एन-१३३ ते १३५ वरील टिप्पणी व त्यावरील मा. अतिरिक्त महानगरपालिका आयुक्त (प्रकल्प) यांनी दिलेले आदेश व सदर आदेशानुसार प्रमुख अभियंता (विकास नियोजन) - प्र यांचा पू.क्र.एन-१३७ ते १३८ वरील सुधारित प्रस्ताव कृपया संदर्भित करावा.

प्रस्तुत प्रस्तावात प्रमुख अभियंता (विकास नियोजन) - प्र यांनी दि.१५.०९.२०२२ रोजी मा. अतिरिक्त महानगरपालिका आयुक्त (प्रकल्प)/ उप आयुक्त (वित्त)/ प्रमुख लेखापाल (वित्त) यांच्यासमवेत झालेल्या वर्चनुसार, पुढील बाबीस मंजूरी मिळण्याकरिता प्रस्ताविले आहे.

१. महानगरपालिकेला देय असलेली थकबाकीची मोठी रक्कम लक्षात घेता, हप्त्याने अधिदान करण्याची सवलत परिपत्रक क्र. CHE/DP/८७/Gen (२०१९-२०) दि.१७.०९.२०१९ अन्वयेच्या परिपत्रकातील मूळ अटी नि शर्ती कायम ठेवून पुढील एका वर्षाएवजी पुढील तीन वर्षासाठी म्हणजेच दि.०४.०९.२०२२ ते दि.०३.०९.२०२५ पर्यंत वाढविणे.
२. विकासकाकडून प्रतिज्ञापत्र प्राप्त करून हप्त्याच्या सवलतीच्या देय अधिमूल्याचे अधिदान केल्यानंतर एक महिन्याच्या आत कार्योत्तर लेखा परिक्षण करणे.
३. प्रमुख अभियंता (विकास नियोजन) - प्र यांनी 'क्ष' स्थित अटी व शर्तीच्या पूर्ततेसापेक्ष थकबाकीदारांस थकित रकमेसाठी १२% 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.

१. हप्त्याने अधिदान करण्याची सवलत वाढविण्याबाबत:-

मा. महानगरपालिका आयुक्त यांच्या क्र. MCP/१८८९ दि.०७.१०.२०२१ अन्वयेच्या मंजूरीन्वये सदर हप्त्याने अधिदान करावयाच्या सवलतीचा कालावधी दि. ०४.०९.२०२१ ते

दि.03.09.2022 असा वादविण्यात 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 वर्षासाठी म्हणजेच दि.04.09.2022 ते दि.03.09.2025 पर्यंत वादविण्यास प्रत्यवाय नसावा.

2. विकासकाकडून प्रतिज्ञापत्र प्राप्त करून हप्त्याच्या सवलतीच्या देय अधिमूल्याचे अधिदान केल्यानंतर एक महिन्याच्या आत कार्योत्तर 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). त्या अनुषंगाने प्रस्तुत प्रकरणी सवलतीचा तीन वर्षांचा कालावधी विचारात घेता, महसूलविषयक सर्व बाबींचे पूर्व लेखापरिक्षण उप प्रमुख लेखापाल (महसूल-तीन) कार्यालयामार्फत करणे संयुक्तिक 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 प्रस्तावित्याप्रमाणे 'क्ष' स्थित अटी व शर्तीच्या पूर्ततेसापेक्ष

धकबाकीदारांस 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 आकाड
मा. उपआयुक्त (वित्त)
महोदय,

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

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

26/09/22
अतिरिक्त (वित्त)

प्रमुख लेखापाल (वित्त)-प्र

27/09/22 27/09/22

29/09/22
अतिरिक्त महानगरपालिका
आयुक्त (प्रकल्प)

CECDP)

Office Note :-

No.MH/EE/BP (GM)/MHADA/17-307/2022

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

S.E/BP Cell/
MHADA

DY. Chief Engineer / BP Cell / MHADA

Proposed underlined as above is submitted for perusal and approval please

Chief Engineer, BP Cell / MHADA

Hon'ble VP & CEO / MHADA

ET-307 18 OCT 2022

308	13/10/22
ET-307	18.10.22

Circular to all
Shri. Kadam / DE
18/10