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To,  
**Shri Sunil Rathod,**  
Chief Engineer [Development Plan] [I/C]  
Brihanmumbai Municipal Corporation  
5th Floor, Annexe Bldg.,  
BMC Head Office, Mahapalika Marg,  
Fort, Mumbai-400001

**Sub: Clarification for implementation of installment policy in case of 50% reduction in premium policy for 33(9) once plinth CC is issued before 14.06.2024**

**Ref: TPB/4323/45/CR 34 /2023 UD 11- dated 15.06.2023**  
**BMC – Circular CR 74 /2023 Dated 15.09.2023**

Dear Sir,

With reference to above, Government of Maharashtra, has issued circular to reduce premium by 50% on Development cess and Fungible FSI vide notification dated TPB/4323/45/CR 34 /2023 UD 11- dated 15.06.2023 and issued guidelines for BMC to allow same in their premium, policy for same was approved by Hon MC on 14.09.2023 and CR was issued 15.09.2023 to allow said reduction in all BMC premiums.

Further there is an installment policy available to all schemes as per height of building dated 2019 and amended in 2020, copy attached. where in CC is restricted by 10% of Total BUA in case of installment policy is availed.

Sir, Clarification is sought where 50% premium reduction is now applicable to schemes under 33(9) to promote cluster development in city, and due to cash flow installment facility is availed in order to make schemes viable being large scale development, that once CC upto plinth is obtained before June 14 2024, and installment facility is availed, installment availed shall continue to be in force for all balance payment as per 50% reduction and installment availed as interest is also levied on said amount and is a commitment between developer and BMC to make good the said payment by restricting 10% of BUA of total BUA for sale as security.

Chief Engineer (DP), Sir clarification is requested to allow installment facility for schemes which have availed 50% reduction on premium on or before June 14, 2023 and plinth CC is obtained, balance premium shall be continued to be paid as per 50% reduction in installment with interest levied as per policy and 10% of BUA will be released on payment of balance premium with interest as per policy.

Thanking you,

Yours sincerely,  
For **CREDAI-MCHI**

**Domnic Romell**  
President

**Dhaval Ajmera**  
Hon. Secretary

**Maharashtra Chamber of Housing Industry**

Maker Bhavan II, 4<sup>th</sup> Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.  
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**CREDAI-MCHI CHAPTERS :** THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI |  
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VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR