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Rushi Ajmera

**YOUTHWING CONVENOR**  
Naman Shah

**PROCUREMENT CONVENOR**  
Nimish Ajmera

**WOMEN'S WING CHAIRPERSON**  
Sejal Goradia

To,

**Shri. Sanjay Katkar (I.A.S.),**  
Municipal Commissioner,  
Mira-Bhayandar Municipal Corporation,  
Indira Gandhi Bhavan, 2<sup>nd</sup> Floor,  
Chhatrapati Shivaji Maharaj Marg,  
Bhayandar (W) 401 101.

E-925  
E-927521  
26/10/23

**Sub.: Collection of Security Deposit (Suraksha Anamat Rakam) while obtaining development permission**

**Ref.: A DO letter addressed to the Commissioner of MBMC bearing Ref. No. TPAS- 1221/2488/C.No.62/22/UD-12.**

Respected Sir,

CREDAI-MCHI is an apex body consisting of members from the Real Estate Industry among Mumbai Metropolitan Region (MMR). With a strong Membership of over 1249 leading Developers in Mumbai, CREDAI-MCHI has expanded across MMR, having its own units in the region of Thane, Kalyan-Dombivli, OMira-Bhayandar, Vasai-Virar, Raigad, Navi Mumbai, Palghar Boisar, Bhiwandi, Uran- Dronagiri, Shahapur-Murbad, Alibag, Karjat-Khalapur-Khopoli. CREDAI-MCHI is the Government recognised body for private sector developers in MMR and consistently working to make the industry more organised and progressive.

We kindly request your attention to the collection of security deposit (Suraksha Anamat Rakam) by the Town Planning Department of Mira Bhayandar Municipal Corporation, while obtaining development permission from real estate developers, operating within the jurisdiction of this Corporation. It was noticed that the deposit is being collected in the absence of any such provision in the Unified Development Control and Promotion Regulations (UDCPR). As per our knowledge, this practice of collecting security deposits (Suraksha Anamat Rakam) was initiated in the year 2008-09.

While collecting this security deposits, developers were informed that the deposits would be refunded upon the completion of their projects and the receipt of the entire Occupation Certificate (OC). However, it has come to our attention that developers are not receiving refunds, even after obtaining the full OC for their projects.

For your reference, we have attached a DO letter from the Desk Officer of the Urban Development Department, addressed to the Mira Bhayandar Municipal Corporation, requesting clarification on this collection of Security Deposit.

**Maharashtra Chamber of Housing Industry**

Maker Bhavan II, 4<sup>th</sup> Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.  
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: [www.mchi.net](http://www.mchi.net)

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

In connection with this matter, a delegation from CREDAI-MCHI would like to meet with you personally to discuss this issue in detail. Therefore, we kindly request you to grant us an appointment for a meeting at your earliest convenience.

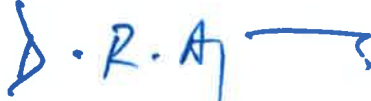
Looking forward to your earliest appointment.

Thanking you,

Yours sincerely,  
For CREDAI-MCHI



**Domnic Romell**  
President



**Dhaval Ajmera**  
Hon. Secretary

CC:

✓ 1. **Shri Eknath Shinde,**  
Hon'ble Chief Minister,  
Government of Maharashtra,  
Mantralaya, Mumbai – 400032

✓ 2. **Shri Aseem Kumar Gupta (I.A.S.),**  
Principal Secretary,  
Urban Development Department, – 1  
Government of Maharashtra,  
Mantralaya, Mumbai - 400032


मध्यवर्ती टपाल केंद्र  
मुख्यमंत्री सचिवालय  
महाराष्ट्र शासन  
मंत्रालय, मुंबई ४०० ०३२

अ.क्र. ....

दिनांक:- 26/10/23

**Encl.: As above**

**PS: Contact Person Mr. Sanjay Phope - + 91 9619345193**

|   |                 |
|---|-----------------|
| मध्यवर्ती टपाल केंद्र, मंत्रालय, नगर विकास विभाग                                      |                 |
| अ.क्र.  | दिनांक 26/10/23 |
|  |                 |
| आयक लिपिक<br>नगर विकास विभाग  |                 |



महाराष्ट्र शासन  
नगर विकास विभाग

महामाया मार्ग, हुतात्मा राजगुरु चौक, मंत्रालय, मुंबई - ४०० ०३२.

Email ID : soudd12-mh@mah.gov.in

क्रमांक - टीपीएस-१२२१/२४८८/प्र.क्र.६२/२२/नवि-२२

दिनांक - १३ जुलै, २०२३

प्रति,

आयुक्त,

मिरा-भाईंदर महानगरपालिका.

**विषय :-** मिरा-भाईंदर महानगरपालिकेचा नगर रचना विभाग विकासकाकडून आकारत असलेली नियमबाह्य अनामत रक्कम घेणे बंद करणेबाबत.

**महोदय,**

एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीमध्ये अनामत रक्कम घेणेबाबतची कोणतीही तरतुद नसताना मिरा-भाईंदर महानगरपालिकेचा नगर रचना विभाग विकासकाकडून आकारत असलेली नियमबाह्य अनामत रक्कम घेणे बंद करणेबाबत महानगरपालिकेस आदेशित करण्याची विनंती शासनास प्राप्त झाली आहे.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ तसेच शासनाने दि.२/१२/२०२० रोजी मंजूर केलेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीमध्ये, विकास परवानगी देताना विकासकाकडून, अनामत ठेव (Security Deposit) रक्कम भरणा करून घेणेची तरतुद नसल्याने महानगरपालिकेस त्याचा भरणा करून घेता येणार नाही. तथापि, महाराष्ट्र महानगरपालिका अधिनियम, १९४९ मधील तरतुदी तपासून त्यामध्ये अनामत ठेव घेण्याबाबतची तरतुद आहे किंवा कसे, याबाबतची खातरजमा करून पुढील उचित कार्यवाही करणेत यावी, असे आपणास कळविण्याचे मला आदेश आहे.

आपला,

(पु.म.शिंदे)

कार्यासन अधिकारी

**प्रत माहितीसाठी सादर -**

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- २) सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.
- ३) सहाय्यक संचालक नगर रचना, ठाणे शाखा, ठाणे.
- ४) श्री.नरेंद्र मेहता, माजी आमदार, सेव्हन इलेव्हन मॅशन, सेव्हन स्क्वेयर अँकेडमी जवळ, मिरा-भाईंदर रोड, मिरा रोड पूर्व, ठाणे ४०११०७.
- ५) अव्वर सचिव (नवि-१३), नगर विकास विभाग, मंत्रालय, मुंबई.