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Sejal Goradia

To,

Shri Ekanth Shinde ji

Hon'ble Chief Minister

Govt. of Maharashtra

Mantralaya, Mumbai – 400 032

Sub.: Extension of 6 months and clarification for implementation of installment policy in case of 50% reduction in premium policy for 33(9) vide no TPB/4323/45/CR 34 /2023 UD 11- dated 15.06.2023.

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

Respected 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 aloe 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 due to election, BMC officials from various department are deployed for election duty and their availability in office has been an issue and cluster development scheme where L.O.I. has been approved and considering the scale of project are getting delayed in implementation as a result unable to obtain IOD/CC and avail any benefit of premiums. Further there is no Committee for MOEF approval since 2 months which also have delayed taking CC for same.

Further, 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.

Sir, we therefore request you to consider;

- 1) To allow extension of 6 months of 50% premium waiver scheme for implementation of policy for the scheme where L.O.I. is issued and I.O.D./C.C. is delayed due to deployment of BMC staff on election duty and due to non-formation of MOEF committee since 2 months delaying CC.

Maharashtra Chamber of Housing Industry

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VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

- 2) 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 payed 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.

Kindly consider the request and oblige as explained above.

Yours sincerely,
For **CREDAI-MCHI**



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary

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

CC:

1) Shri Bhushan Gagarani (I.A.S.)
Municipal Commissioner,
Brihanmumbai Municipal Commissioner
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2) Shri Sunil Rathod,
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3) Shri Aseem Kumar Gupta (I.A.S.),
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