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**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. Dy.Ch.Eng. / BP / ES / 1268 dated 17/08/2020

Sub: To allow payment of Development Charges before further CC instead of before issue of IOD /Amended Plans

Ref: 1) Representation from M/s PRL Developers Pvt. Ltd.  
2)GoM Directives issued u/no.  
3) CHE / DP/ 14770/ Gen dated 17/9/2019

Reference is please requested to the representation received from M/s PRL Developers Pvt.Ltd. requesting to allow to pay the development charges before issue of further CC instead of before issue of amended plan.

It is represented by the developers that the Development Charges are contemplated in MR&TP Act, 1966 and as per provision u/s. 124A of chapter VI-A of the said act, the Development Charges are to be levied for any development of land or building for which permission is required under MR&TP Act, 1966. Since the Commencement Certificate is considered as the Development Permission under MR&TP Act, Development Charges need to be recovered before granting/ endorsing of Commencement Certificate. 'A'

The Developer has further referred to the clause No 1 of Clarification /Directives issued by the Government of Maharashtra u/s. 154 of MR&TP Act, u/no. Development Charges/TPS - 1294/341/ CR-48/94/4D-12 dated 10.08.1994 and subsequent MCGM Circular u/n CHE/2652/DPC dated 5/01/1995 wherein it is clarified that "if desired by the owner / developer, planning authorities / development authorities may issue Commencement Certificate / building permit / IOD in two stages and accordingly recover Development Charges in stages of construction component as under 'B'

Stage I – 50% of development charges payable before plinth CC

Stage -II – 50% of development charges before Further CC

The developer has accordingly requested to allow to pay the Development Charges before issue of further CC instead of before issue of amended plan.

In this regard, reference is requested to circular issued u/n CHE/DP/14770/Gen dated 17/09/2019 formulating the facility of installments in payments payable for grant of IOD/ CC for various fees / Charges / Deposits/ premiums to be paid in respect of building permission for providing stimulus to Housing Industry to facilitate its revival. As per clause-1 of the said circular the installment facility is not to be granted to following payments and are required to be paid at the initial stage i.e.IOD /Amended plan approval;

- i) Scrutiny Fees (shall be paid along with submission of proposal.)
- ii) IOD Deposit
- iii) Debris Deposit

Chief  
(Development  
& Deputy  
20-08-2020

- iv) Labour CESS
- v) Development Charges.

Accordingly, as per provisions of the said circular, the Development Charges are being recovered before issue of IOD/Amended plan, where installment facility is requested. However, for other proposals where installment facility not requested, then payment of Development Charges are insisted at the time of CC/further CC.

It is felt that the directives issued by Government of Maharashtra prevail over the guidelines issued by the MCGM and since the Development Charges on construction area is an independent component, it can be recovered before issue of CC instead of IOD / Amended Plans.

In view of the above, proposal to "Recover Development charges before issue of plinth CC/ further CC instead of before issue of IOD / amended Plan irrespective of the receipt of request for installment facility", is submitted for perusal and approval please.

Submitted please.

*Delivered*  
13/08/2020  
Ex.Eng.(BP)ES-II

Dy.Ch.E.(B.P.)E.S.  
Ch.E.(D.P.) & D.M.C.(S.E.)  
Hon. M.C.

Sir,

In view of 'A' & 'B' on pre-page, the request of the Developer to allow to pay Development charges before issue of Further C.C. instead of issue of Amended Plan need to be approved please.  
Submitted please.

क. प्र. अ. वि. नि. / 4127/2018

26 AUG 2020

Dy.Ch.E.(BP)ES.

बृहन्मुंबई महानगर पालिका			
प्रमुख अभियंता (विकास नियोजन)			
यांचे कार्यालय			
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क.प्र.अ.वि.नि.			
साधारण	शहर	पूर्व उप	प. रूप
मा. अधि.	टिडीआर	लेखा	आस्था

A' above is submitted for approval as recommended by Dy.Ch.E.(BP) ES as above marked 'B'.

Submitted please. On receipt of file, the same will be circulated to all concerned for implementation.

mcp/3567  
09.09.2020  
Ch.E.(D.P.) &  
D.M.C.(S.E.)

Pls follow provisions of MCTP Act

Chief Engineer  
(Development Planning)  
& Deputy Mun. Comm.  
(Spl. Engg.)

बृहन्मुंबई महानगरपालिका  
आयुक्तांचे कार्यालय

26 AUG 2020

समय ११, १२, १३, १४,  
१५, १६, १७, १८,

क्रमांक MCP/3567

No. AE/DP/5643/Gen dtd 14.09.2020

26/8/2020 09.09.2020

DP (E) DP  
for name directed by

Ch. Engineer (DP)  
& D. M. C. (Spl. Engg.)

बृहन्मुंबई महानगर पालिका  
प्रमुख अभियंता (विकास नियोजन)  
यांचे कार्यालय

09 SEP 2020

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क्र.प्र.अ.नि.ति./

शहर	पूर्व. उप	प. उप
मा. अ.पे.	टिडीआर	लेखा
		आस्था

बृहन्मुंबई महानगर पालिका  
उप प्रमुख अभियंता (विकास नियोजन)  
(पूर्व. उप) यांचे कार्यालय

15 SEP 2020

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वेळ:-

११, १२, १३, १४, १५, १६, १७

कार्य. अभि. (इ.प्र.) पू. उप. ३१

उप प्रमुख अभि. (इ.प्र.) पू. उप.

१) सहा. अभि. (इ.प्र.) एल/एन-  
२) सहा. अभि. (इ.प्र.) एस/डी-  
३) सहा. अभि. (इ.प्र.) एम/ए.प्र.-  
४) सु. नि. (इ.प्र.) पू. उप-  
५) सु. नि. (आस्था) पू. उप-

कार्य अभि. (इ.प्र.) पू. उप.

for NA &  
circulate to all  
or directed

SEBP - TW  
SEBP - SW  
SEBP - T/E S/E - I  
SEBP - T/E S/E - II

AE(BP) S & T

5/9 for NA P.  
21/09/2020