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Ref. No. MCHI/PRES/25-26/011
Date: 10.10.2025

To
Shri. Sunil Rathod,
Chief Engineer,
Development Plan Department,
Brihanmumbai Municipal Corporation,
Mahapalika Marg, Mumbai – 400001.

Subject: Gratitude for extending the installment policy and request for support with the Urban Development Department (UDD)

Ref: 1. BMC Circular No. CHE/DP/240/den dated 17th September 2025
2. Govt. of Maharashtra UDD Letter to BMC dated 3rd May 2023

Respected Sir,

On behalf of CREDAI-MCHI, we would first like to extend our sincere gratitude to you and the Brihanmumbai Municipal Corporation for the proactive and industry-friendly decision to extend the installment payment facility for building permissions until 3rd September 2028, as per your circular dated 17th September 2025.

This policy extension is a significant step that will provide crucial financial flexibility to developers, boost the real estate sector, and encourage the redevelopment of old buildings, thereby contributing to the holistic growth of Mumbai.

While this facility now seamlessly covers the premiums payable to the BMC, a similar clarity is required for the premiums specifically payable to the State Government (under Regulations such as 30, 33, etc., of DCPR 2034). We note that the Urban Development Department (UDD) had previously allowed this facility for state premiums vide their letter to BMC dated 3rd May 2023, which was aligned with the previous policy period.

To ensure a unified and effective implementation of the installment policy across all authorities, we humbly request your esteemed office to issue a formal communication to the Urban Development Department, Government of Maharashtra.

This communication would kindly request the UDD to issue a corresponding circular, extending the installment facility for premiums payable to the State Government for the same period, i.e., until 3rd September 2028, on the same terms and conditions. This will ensure that only MCGM, but even MHADA, SRA or other bodies who are wishing to extend the deferment facilities would have concurrence from UD for granting such deferment for payments due to the state government as well making it holistic deferment policies across the spectrum of sanctioning authorities.

Your influential support in this matter will be instrumental in providing complete clarity and a consistent framework for the entire development industry.

Thank you for your continued support and for considering our request.

Yours sincerely,
For CREDAI-MCHI

Sukhraj Nahar
President

Rushi Mehta
Hon. Secretary

Keval Valambhia
Chief Operations Officer
Mob : 98709 85061

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