

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/DP/ 110 / Gen dated 2019-20

CIRCULAR DCPR2034 C-3

Sub : Charging of Development Cess /Additional Development Cess in case of proposals received for development under Regulation 30, 33(7), 33(7)A and 33(9) of DCPR 2034.

Government of Maharashtra in U.D. Department has sanctioned DCPR 2034 for Greater Mumbai vide notification dated 08.05.2018 with EPs and EPs are sanctioned vide notification dated 21.09.2018 which has come into effect from 13.11.2018

As per Clause 7 of Regulation 30 of DCPR 2034, Development cess at the rate of 100% of Development charge, for BUA over and above the Zonal(basic) FSI / protected BUA whichever is higher (excluding fungible compensatory area) in accordance with the Time Schedule for such payment as may be laid down by the Commissioner, MCGM shall be paid. This development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.

For redevelopment of buildings undertaken under Regulation 33(7), 33(7)A & 33(9) of DCPR 2034 these regulations through their respective provisions stipulate to recover development cess/ additional development cess in addition to development charges levied as per section 124 of MR & TP Act 1966.

These Regulations also stipulate that development cess / additional development cess amount shall be paid to MCGM in accordance with the time schedule for such payment as may be laid down by the Commissioner MCGM, provided the payment of installments shall not go beyond the completion of construction.

The policy for payment of such additional development cess in 4 installments was already in operation vide circular issued under No. Dy.Ch.E.(B.P.) (city)/241/Gen dt. 17/4/2010.

Accordingly, all concerned are here by directed to recover development cess /additional development cess in case of development /redevelopment project in city, Suburbs and extended suburbs under provisions of various regulations of DCPR 2034 where in it is specifically mentioned that the development cess amount shall be paid in accordance with the Time Schedule as may be laid down by Municipal Commissioner, as tabulated below.

Stage of work	% Amount to be recovered
I - IOD	30%
II - Before plinth CC	30%
III - Before full CC of Sale component	20%
IV - Before O.C. to sale building (Part or full)	20%

- a) For ongoing proposals under regulation 33(7), 33(9) of DCR 1991, if the proposals are continued as per plans approved earlier as per the provisions of DCR 1991, the balance installments of additional development cess / development cess if any, shall be payable as per the provisions of DCR 1991.
- b) However, in cases where the ongoing proposal under regulation 33(7), 33(9) of DCR 1991 is proposed to be converted as per provisions of DCPR 2034, the additional development cess / development cess on total permissible BUA shall be worked out as per the provisions of DCPR 2034 and the subsequent installments than those paid earlier shall be payable as per provisions of DCPR 2034.
- c) Where other ongoing proposals are proposed to be converted as per provisions of DCPR 2034, the development cess shall be worked out as per the provisions of DCPR 2034. The total installments of such development cess as tabulated above payable at the time of granting approval of plans as per provisions of DCPR 2034 shall be equivalent to the stage of ongoing proposal at that time.
- d) For the balance development potential proposed to be utilised as per regulation 9(6)(b) of DCPR 2034 in ongoing proposals, the additional development cess /development cess applicable on balance development potential shall be recovered as per the provisions of DCPR 2034. The total installments of such development cess / additional development cess as tabulated above payable at the time of granting approval of plans with balance development potential as per provisions of DCPR 2034 shall be equivalent to the stage of ongoing proposal at that time.

30/01/2020
CH.E.(D.P.)

Renuka
MUNICIPAL COMMISSIONER