

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO: CHE/DP/ 19248 /GEN Date 11.10.17

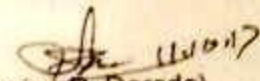
Sub: Facility of installments in payments payable for grant of IOD/ CC for various fees/ charges/ deposits/ premiums to be paid in respect of Building permissions.

Ref: CHE/DP/15755/Gen dtd.06.09.2017

Reference is requested to note submitted to C.A.(F)/ A.M.C.(P)/ Hon.M.C. at page N/93 to N/94 regarding the draft modification to the Circular issued u/no. CHE/DP/15755/Gen dtd.06.09.2017. The matter under reference was discussed with E.E.(M.C.O.) when it was pointed out by the undersigned that once the approval is granted by the Hon.M.C. to the policy circular in respect of subject matter, from Ease of Doing Business point of view these proposals can be dealt with/ approved at the Zonal Office by the concerned Dy.Ch.E.(BP) subject to compliance of various conditions as stipulated in the policy circular.

In view of above if agreed by A.M.C.(P)/ Hon.M.C., the draft modifications to the circular at pge C/501 to C/503 is put up herewith for consideration and approval please. On receipt of the approval, the Annexure 'C' will be modified by the concerned Dy.Ch.E.(BP) by retaining the same format.

Submitted please.

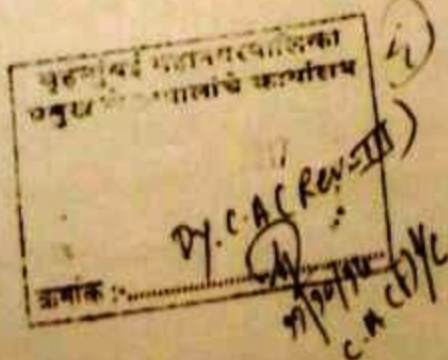

(Sanjay P. Darade)
Ch.E. (D.P.)

(Pradeep Padwal)
C.A.(Finance) ✓

Dr. Sanjay Mukherjee
A.M.C.(P)

(Ajoy Mehta)
Hon.M.C.

Sir,



C. A (F) .

बृहन्मुंबई महानगरपालिका

क्र. उप. प्र ले./एफ आर व्ही-तीन/इ.प्र./प.उप-१/१७७
दि.

विषय:- इमारत बांधकाम परवानगीसाठी आवश्यक असलेल्या ना मंजूर शर्तीपत्र (IOD)/बांधकाम परवाना (CC) करिता महानगरपालिकेकडे जमा करावयाचे विविध शुल्क/ आकार/ अधिमुल्याचे अधिदान हप्त्यांमध्ये करण्याकरिता सवलत देण्याबाबत.

संदर्भ:- प्र.अभि/वि.नि./१९२४८/जन दि. ११.१०.२०१७

उपरोक्त विषयाबाबत मा. महानगरपालिका आयुक्त यांची पृ.क्र. टि-९१ वरील मंजूरी तसेच पृ.क्र. टि-९९ वरील प्रमुख अभियंता (विकास नियोजन) यांचा प्रस्ताव आणि पृ.क्र.प-५०१ ते प-५०३ वरील सुधारित मसुदा परिपत्रक कृपया पहावे.

प्रस्तुत प्रकरणी प्रमुख अभियंता (विकास नियोजन) यांच्या पृ.क्र.टि-८५-८८ वरील प्रस्तावाच्या अनुषंगाने या कार्यालयाने पृ.क्र.टि-९१ वर आपले अभिप्राय सादर केले होते. त्यास मा. महानगरपालिका आयुक्त यांची मान्यता प्राप्त झालेली आहे. तसेच क्र. CHE/DP/15755/Gen दि. ०६.०९.२०१७ (CHE/DP/38/Gen दि. २०१७-१८) अन्वये परिपत्रक ही निर्गमित करण्यात आले आहे. तथापि, CREDAI - MCHI यांच्या दि. ०४.०९.२०१७ च्या पृ.क्र. प-४७३-४७५ वरील विनंतीपत्रावर मा. महानगरपालिका आयुक्त यांनी दिलेल्या आदेशानुसार प्रमुख अभियंता (विकास नियोजन) यांनी सुधारित प्रस्ताव व त्या अनुषंगाने सुधारीत मसुदा परिपत्रक व एखादया विकासकाने विहित कालावधीत शुल्क/आकार/अधिमुल्याचा भरणे केला नाहीतर आकारावयाच्या दंडाची व भरावयाच्या शास्तीबाबत उदाहरणांसह बाबी परिपत्रकात पुनःश्च सादर केल्या आहेत.

प्रस्तुत प्रकरणी दि. ०६.०९.२०१७ रोजी निर्गमित केलेल्या परिपत्रकानुसार खंड क्र. ४ ऐ, ४ बी व १३ (i),(ii) अन्वये ७० मी. पेक्षा कमी उंची असलेल्या इमारतीसाठी हप्त्याने शुल्क/आकार/अधिमुल्य वसूल करण्याबाबतच्या सवलतीला मा. महानगरपालिका आयुक्त यांनी मंजूरी दिलेली असून २४ महिन्यांच्या कालावधीसाठी ३ हप्त्यांमध्ये ३३%, ३३% आणि ३४% या प्रमाणे वसुली करण्याबाबत नमुद करण्यात आले आहे. त्याऐवजी CREDAI - MCHI यांनी आपल्या विनंतीपत्रात १०%, ४५% आणि ४५% अनुक्रमे १ ते ३ हप्त्यांमध्ये वसूल करण्याबाबत प्रस्ताविलेले आहे आणि ७० मी. पेक्षा जास्त उंची असलेल्या इमारतीसाठी ३६ महिन्यांच्या कालावधी करिता २५% प्रत्येकी या प्रमाणे ४ हप्त्यांमध्ये वसुली करण्याबाबत निर्गमित केलेल्या परिपत्रकात नमुद करण्यात आले आहे. त्याऐवजी CREDAI - MCHI यांनी आपल्या

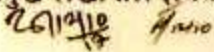
विनंतीपत्रात १०%, ३०%, ३०% आणि ३०% अनुक्रमे १ ते ४ हप्त्यांमध्ये वसूल करण्याबाबत प्रस्ताविलेले आहे.

तसेच खंड क्र. ५, ६, १३ आणि १६ च्याबाबत उपरोक्त विषयांकित शबलतीसाठीचे प्रस्ताव मंजूरीसाठी माननिय महानगरपालिका आयुक्त यांच्याकडे सादर न करता उप प्रमुख अभियंता (इमारत प्रस्ताव) यांच्याकडे सादर करण्याबाबत प्रस्ताविले आहे.

त्यानुसार प्रमुख अभियंता (विकास नियोजन) यांनी सदयस्थितीत पृ.क्र.प-५०१-५०३ वर सादर केलेले सुधारित मसुदा परिपत्रक या कार्यालयाने पडताळले आहे.


यास्तव, पृ.क्र. टि-९९ वरील प्रस्ताव व पृ.क्र.प-५०१-५०३ वरील मसुदा परिपत्रक मान्यतेसाठी सविनय सादर.


(श्री. प्रदिप भा. पडवळ)

प्रमुख लेखापाल (वित्त) प्र.


(डॉ. संजय मुखर्जी)

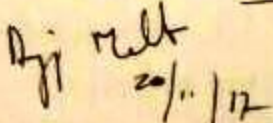
मा. अतिरिक्त/आयुक्त (प्रकल्प)
महोदय,

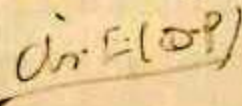

अति. आयुक्त (प्र.)

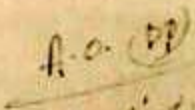
MGC/F/4375
20/11/17

(श्री. अजोय मेहता)

मा. महानगरपालिका आयुक्त
महोदय,


Municipal Commissioner

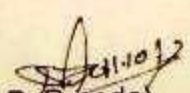




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प्रमुख अभियंता
(विकास नियोजन)

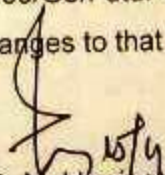
Sr No.	Clause No.	Read For	Read As
5	6	<p>All the installment proposals shall be submitted to the Municipal Commissioner for consideration and obtaining sanction. The format of the report to be submitted to the Municipal Commissioner shall be as per Annexure C to this Circular. The approval of the Municipal Commissioner can be obtained alongwith the Concession Report or can be processed independently on request of Arch. / L.S./Developer. After grant of installment facility from Municipal Commissioner, for <i>new building</i> proposals or for ongoing proposals, where the work is being carried out as per approval;</p> <p>(i) The concerned A.E.(BP) shall issue demand note of the payments to be made by Developer/Owner/Society considering installment facility within 3 days from date of issue of IOD/ amended plan in case of new proposal/ amended plan and within 3 days of receipt of sanction from Municipal Commissioner in case of ongoing proposals.</p> <p>(ii) Following conditions shall be incorporated in the IOD/ amended plan approval letter.</p> <p>(a) In case of IOD "That the payment as per schedule of installment granted by Municipal Commissioner shall not be made."</p> <p>(b) In case of amended plan approval, "The payment as per schedule of installment granted by Municipal Commissioner shall be made."</p>	<p>All the installment proposals shall be submitted to the concerned Deputy Chief Engineer(BP) for consideration and obtaining sanction. The format of the report to be submitted to the concerned Deputy Chief Engineer(BP) shall be as per Annexure C to this Circular. The approval of the concerned Deputy Chief Engineer(BP) can be obtained once the Concessions are approved or can be processed independently on request of Arch. / L.S./Developer. After grant of installment facility from the concerned Deputy Chief Engineer (BP), for <i>new building</i> proposals or for ongoing proposals, where the work is being carried out as per approval;</p> <p>(i) The concerned A.E.(BP) shall issue demand note of the payments to be made by Developer/Owner/Society considering installment facility within 3 days from date of issue of IOD/ amended plan in case of new proposal/ amended plan and within 3 days of receipt of sanction from the concerned Deputy Chief Engineer (BP) in case of ongoing proposals.</p> <p>(ii) Following conditions shall be incorporated in the IOD/ amended plan approval letter.</p> <p>(a) In case of IOD "That the payment as per schedule of installment granted by the concerned Dy.Ch.E. (BP) shall not be made."</p> <p>(b) In case of amended plan approval, "The payment as per schedule of installment granted by Dy.Ch.E.(BP) shall be made."</p>

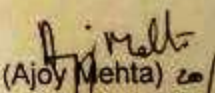
Sr. No.	Clause No.	Read For	Read As
	13	If the plans are amended as the case may be in future during the installment period which attracts certain premium, charges mentioned in clause 2, the said additional amount payable shall be allowed to be paid in installment as illustrated in Scenario- V of Annexure-A & B and as under only on approval of Municipal Commissioner for the same.	If the plans are amended as the case may be in future during the installment period which attracts certain premium, charges mentioned in clause 2, the said additional amount payable shall be allowed to be paid in installment as illustrated in Scenario- V of Annexure-A & B and as under only on approval of the concerned Deputy Chief Engineer (BP) for the same.
7	16	The illustrative example as per above guide lines for the respective clauses above is annexed as ILLUSTRATION, ANNEXURE 'A' (for buildings having height less than 70.00 mtrs.) and ANNEXURE 'B' (for buildings having height equal to or more than 70.00 mtrs.), with different Scenarios - I, II, III, IV & V at page C/449 to C/471 as a guidelines while calculating the installments & dues, penalties, an interest, etc. Simultaneously, the format for report to be submitted to Municipal Commissioner for obtaining sanction to installment facility is annexed as ANNEXURE - 'C' .	The illustrative example as per above guide lines for the respective clauses above is annexed as ILLUSTRATION, ANNEXURE 'A' (for buildings having height less than 70.00 mtrs.) and ANNEXURE 'B' (for buildings having height equal to or more than 70.00 mtrs.), with different Scenarios - I, II, III, IV & V at page C/449 to C/471 as a guidelines while calculating the installments & dues, penalties, an interest, etc. Simultaneously, the format for report to be submitted to the concerned Deputy Chief Engineer(BP) for obtaining sanction to installment facility is annexed as ANNEXURE - 'C' .

The policy circular u/no. CHE/DP/15755/Gen dtd. 06.09.2017 will be treated as modified to above extent & corresponding changes to that effect.


(S. P. Darade)
Ch.E.(DP)


(Pradeep Padwal)
C.A.(Finance)


(S. Mukherjee)
A.M.C.(P)


(Ajoy Mehta)
Municipal Commissioner