

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY

म्हाडा  
MHADA



No.VP&CEO/MHADA/555/2020

Date :-

10 JUN 2020

To,  
Addl. Chief Secretary  
Housing Department  
Government of Maharashtra,  
Mantralaya, Mumbai

Sub : Proposed Modification in Notification bearing

No.TPB/4319/189/CR No./123/2019/UD-11 dated 20<sup>th</sup> August  
2019

Ref : 1) Minutes of Meeting held with Hon'ble Minister Housing held  
on 21.01.2020

2) Government Letter No. 2020/32 dated 03.02.2020

3) Government Letter No. 2020/95 dated 15.02.2020

Respected Sir,

a) The Hon'ble Minister in meeting dated 21.01.2020 has issued direction for charging the premium for addition BUA, to the ongoing projects as per the notification dated 20.08.2019.

The Notification dated 20.08.2019 inter alia modifies the Table C-1 in the regulation 33(5) as under :

Table C-1

LR/RC	Ration EWS/LIG	MIG	HIG
0 to 2	20%	45%	60%
2 to 4	23%	49%	64%
4 to 6	25%	53%	68%
Above 6	28%	56%	71%

The effect of this modification is the premium payable by the developers undertaking redevelopment of MHADA colonies would stand reduced by the percentages specified in the said table. Further the development cess payable under 33(5) shall also not be recovered for a period of 2 years from the date of this order. As per the Note in the said order the aforesaid revised premium rate shall be valid and applicable for the period of 2 years from the date of this order i.e. 20.08.2019 until 19.08.2021.

b) In order to give benefits of reduced premium to all ongoing projects it is proposed as under:

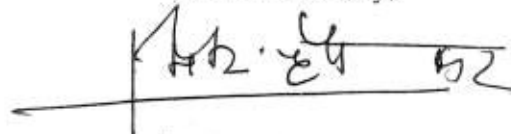
i) The revised offer letter shall be issued for the BUA, for which the payment is not made & NOC of the BUA is not issued.

ii) In cases where NOC has been issued, no reduction for the BUA mentioned in NOC in the premium rate will be made applicable.

As per the Directions of the Hon'ble Minister in order to maintain level playing field between ongoing and new project the premium in respect of ongoing project where offer letter has been issued prior 20.08.2019 should also be reduced in accordance with the Government notification. The revised offer letter will be issued for the Built up area for which NOC is not issued. In cases where NOC has been issued, no reduction for the NOC area will be applicable. This will ensure that existing ongoing projects are able to compete with the new projects undertaken between after 20.08.2019.

Government is therefore requested to grant its approval to the above.

Yours Faithfully,



(Milind Mhaiskar)

VP & CEO/MHADA