

Submitted :-

Sub - Request to defer stage for the land premium with respect to Government land  
Ref - Secretary (Peata - I)'s request letter dtd. 09.02.2017 at pg. C - 49.

Architect Samir R. Hingoo, Secretary of PEATA has requested vide the referred letter to Change the stages of recovery of land premium. Due to market conditions, and the time taken for vacating the plot for sale building Secretary, PEATA has requested to change the stages of Premium as under.

1. 15% at the time of LOI
2. 25% at the time of plinth C.C. of 1<sup>st</sup> sale building
3. 60% at the time of full C.C. of 1<sup>st</sup> sale building.

Secretary PEATA has further requested that in case of amalgamation of existing scheme with adjacent plot the ready reckoner rate for evaluation of land premium should be considered as per date of first LOI issued.

Regarding the recovery of premium on the schemes on Government, MHADA and MCGM land, the Circular No. 114 of 19/07/2010 at pg. C - 51 is in force. According to the circular the recovery of land premium as under.

1. 15% after approval but before issue of LOI.
2. 25% Before issue of IOA of Rehab Building.
3. 60% Before issue of C.C. of Sale Building.

Looking to the market conditions and request from PEATA the stages for recovery of premium for the schemes on Government MHADA and MCGM land is proposed for consideration as under -

1. 15% at the time of the LOI
2. 25% at the time of plinth C.C. of 1<sup>st</sup> Sale building
3. 60% at the time of further C.C. of 1<sup>st</sup> Sale building.

As regards request on payment of land premium on area amalgamated in due course, policy decision needs to be taken regarding ready reckoner rate of the year in which original Scheme was approved to be made applicable for adjacent plot, which is amalgamated subsequently.

Submitted for order's please.

*[Signature]*  
23/2/17  
E.E.(SRA) I / II / III / IV

Dy. Chk. Eng / SRA

Secretary / SRA

Hon'ble CEO / SRA

CEO / SRA

*Circular 114 may be modified as proposed at 'x' above for order of all*

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28/02/2017

23/02/2017

23/02/2017