

CHE/DP/58/Gen

2017-18

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO: CHE/DP/ 23185-GEN Date 20.11.17

CIRCULAR

Sub: Modification in Policy Circular of 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: Policy Circular u/no.CHE/DP/15755/Gen dtd. 06.09.2017

It is decided to modify the circular dated 06.09.2017 to the following extent:-

Sr No.	Clause No.	Read For				Read As									
		Sr. No.	Type of Payments to be made (As per Sub Clause)	Initial payment	At the end of Months With interest	Sr. No.	Type of Payments to be made (As per Sub Clause)	Initial payment	At the end of Months With interest						
1	4A				12 th	24 th									
				1 st Installment	2 nd Installment	3 rd Installment			1 st Installment	2 nd Installment	3 rd Installment				
		1.	2	33%	33%	34%			10%	45%	45%				
2	4B				12 th	24 th	36 th								
				1 st Installment	2 nd Installment	3 rd Installment	4 th Installment								
		1.	2	25%	25%	25%	25%								
3	13(a)	The additional amount payable will be divided into 3 or 4 installments as the case may be.				The additional amount payable will be divided as per following installments:- i) For building having height less than 70.00 mt. 1 st Installment - 10% 2 nd Installment - 45% 3 rd Installment - 45% ii) For building having height equal to or more than 70.00 mt. 1 st Installment - 10% 2 nd Installment - 30% 3 rd Installment - 30% 4 th Installment - 30%									
4	5	Developer/Architect shall apply for grant of facility of installment payments in respect of payments to be made to MCGM for items mentioned in clause 2 above only and same shall be submitted to the Municipal Commissioner for his approval.				Developer/Architect shall apply for grant of facility of installment payments in respect of payments to be made to MCGM for items mentioned in clause 2 above only and same shall be submitted to the concerned Deputy Chief Engineer(BP) for his approval.									


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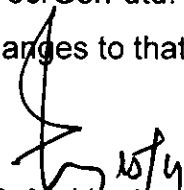
Sr No.	Clause No.	Read For	Read As
5	6	<p>All the installment proposals shall be submitted to the Municipal Commissioner for consideration and obtaining sanction. The format of the report to be submitted to the Municipal Commissioner shall be as per Annexure C to this Circular. The approval of the Municipal 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
6	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)
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(S. Mukherjee)
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(Ajoy Mehta)
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