

Cir.No. CHE/DP/87/Gen
2019-20

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO: CHE/DP/14770 /GEN Date 17/09/2019

C I R C U L A R

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: i) CHE/DP/15755/GEN dtd. 06-09-2017
ii) CHE/DP/23185/GEN dtd. 20-11-2017.
iii) CHE/DP/13915/GEN dtd 04-09-2019.

In view of requests received from various Stake Holders in Housing Industry, it was decided after due consideration to modify the circulars mentioned at reference No (i) & (ii) and accordingly, the circular was modified and issued under reference no (iii) above. With a view to provide further stimulus to Housing Industry to facilitate its revival, it is proposed to modify the circular issued vide reference no (iii) as follows, to grant the facility of installments in payment of fees/ premiums/ charges/ deposits, as per the following guidelines:-

- (1) The installments facility shall not be granted to following payments and shall be paid at initial stage i.e. at IOD/ Amended plan approval
 - (i) Scrutiny fees (shall be paid along with submission of proposal)
 - (ii) IOD deposit
 - (iii) Debris deposit
 - (iv) Labour cess
 - (v) Development charges

- (2) The installment may be granted to the premiums/ charges payable to MCGM for followings:
 - (i) 25% MCGM share of Additional FSI on payment of premium permissible under Reg 30 of DCPR 2034.
 - (ii) Additional FSI permissible under Reg 33 of DCPR 2034, for MCGM part.
 - (iii) 50% of total premium payable to Corporation towards utilisation of Fungible Compensatory area under Reg 31(3) of DCPR-2034.

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- (iv) Premium to exempt area covered under Staircase/Lift/ Staircase and Lift Lobby from FSI.
- (v) Premium towards condonation of deficiency in open space of all types

(3) The facility of installments in the payments to be paid to MCGM will be allowed only where the minimum amount payable at the time of granting installment facility to MCGM under clause 2 above is Rs. 50.00 Lakh and above.

(4) The installment facility shall be granted to the payments mentioned at above Clause No. (2) only.

(A) For building having height less than 70.00 mtrs.

The installments facility shall be granted for the period of 48 (Forty Eight) months. There will be total of five installments, starting with the first initial payment and followed by four installments at the interval of 12 months each. The installment facility shall be granted as per following table.

Sr No	Type of Payment s to be made (As per Sub Clause)	Initial payment	At the end of months with interest			
			12 th	24 th	36 th	48 th
		1 st <i>Installment</i>	2 nd <i>Installment</i>	3 rd <i>Installment</i>	4 th <i>Installment</i>	5 th <i>Installment</i>
1	8a	10%	22.5%	22.5%	22.5%	22.5%

(B) For building having height equal to or more than 70.00 mtrs.

The installments facility shall be granted for the period of 60 (Sixty) months. There will be total six installments, starting with the first initial payment and followed by five installments at the interval of 12 months each. The installment facility shall be granted as per following table.

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Sr No.	Type of Payments to be made (As per Sub Clause)	Initial payment	At the end of months with interest				
			12 th	24 th	36 th	48 th	60 th
		1 st Installment	2 nd Installment	3 rd Installment	4 th Installment	5 th Installment	6 th Installment
1.	8d	10%	18%	18%	18%	18%	18%

Note:- (i) No further extension in allowing payment in installments will be entertained beyond the above prescribed schedule.

(ii) The balance instalment amount and scheduled dates of installment of earlier approved Installment Payment facility shall be got modified in accordance with this circular.

- (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 concerned Dy Ch Engineer (Building Proposal) of zonal office for his approval.
- (6) All the installment proposals shall be submitted to the concerned Deputy Chief Engineer(BP) through concern staff of C A (Finance) appointed in the Zonal Building Proposal office 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.

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