



No.VP & CEO/MHADA/F-48/ 3038 /2023
Date :- 30 OCT 2023

CIRCULAR :

Sub:- Payment of Scrutiny Fees, Revalidation Charges & Charges of Summary Eviction Action u/s 95(A) of MHAD Act for Redevelopment Schemes under DCR 33(7), 33(9) & 33(6).

- Ref:- 1. This office Circular No.VP & CEO/MHADA/ET-178/2023, dated 13.09.2023.
2. Joint Meeting held with the Representatives of CREDAI-MCHI, PEATA, CMDWA & NAREDCO on 11.10.2023.

The Redevelopment of old & Dilapidated Cess Building in the Island City of Mumbai is carried out as per the Provisions of DC Regulation 33(7), 33(9) & 33(6), amended from time to time by Govt. in UD Department vide Notification published in Govt. Gazette dated 25th January 1999, Notification No.TPB 4308/3224/CR-268/08/UD-11 dated 02nd March 2009 Notification No.TPB 4308/3224/CR-268/2008/A/UD-11 dated 21st May 2011, No.TPB-4312/CR-5/2012/UD-11, dated 14.08.2013, Notification No.TPB 4317/ 629/CR-118(III)/2017/ EP(DCPR) /UD-11 dated 21 September 2018 & Notification No.TPB 4317/ 629/CR-118(III) / UD-11, dated 12 November 2018, Notification No.TPB-4320/107/CR-72/2020(Part-I)/UD-11 dated 08.07.2021 and Ministry Of Environment, Forests And Climate Change's Notification dated 16.06.2015.

It is observed in some cases that, after obtaining NOC for redevelopment from MBRRB, the Owners / Developers are not starting the Schemes within timeframe mentioned in the NOC conditions due to which the tenants/ occupants are deprived of their rights of getting possession of their new rehab tenements.

In order to expedite the redevelopment schemes & complete the same within stipulated time period & considering the man power / staff required to process the proposals, the Scrutiny Fees & Revalidation Charges are now revised as under:-

1. Scrutiny Fees for New Proposals under DCR 33(7), 33(9) & 33(6):-

Table - A

Sr.No.	Amalgamated Plot Size (in Sq.mts.)	Scrutiny Fees in Rs.
1.	Up to 500	50,000/-
2.	Above 500 to 1000	1,00,000/-
3.	Above 1000 to 2000	1,50,000/-
4.	Above 2000 to 4000	2,00,000/-
5.	Above 4000 to 6000	3,50,000/-
6.	Above 6000 to 8000	4,00,000/-
7.	Above 8000	6,00,000/-

2. Revalidation Charges:-

- a. Amnesty Scheme for Period of 06 months from date of issue of this Circular for Old NOC's:-**

Table - B

i)	Old NOC's which are not revalidated in stipulated time period i.e. beyond 01 year	Charges Rs.1,00,000/- per year (Irrespective of Plot Area)
ii)	Old NOC's which are not revalidated within stipulated Amnesty Scheme Period of 06 months	Charges Rs.5,00,000/- per year (Irrespective of Plot Area)

- b. All ongoing proposals where Commencement Certificate is granted/ work is in progress & NOC's which are valid/revalidated up-to-date & to be revalidated for further period:-**

Table - C

Sr.No.	Amalgamated Plot Size (in Sq.mts.)	Revalidation Charges per year after Plinth CC (in Rs.)
1.	Up to 500 Sq.mt.	50,000/- Per Year
2.	Above 500 Sq.mt. to 1000 Sq.mt.	1,00,000/- Per Year
3.	Above 1000 Sq.mt. to 2000 Sq.mt.	1,50,000/- Per Year
4.	Above 2000 Sq.mt. to 4000 Sq.mt.	2,00,000/- Per Year
5.	Above 4000 Sq.mt. to 6000 Sq.mt.	3,50,000/- Per Year
6.	Above 6000 Sq.mt. to 8000 Sq.mt.	4,00,000/- Per Year
7.	Above 8000 Sq.mt.	6,00,000/- Per Year

- c. The NOC granted by MBRRB is valid for 01 year from date of issue of NOC. As per the conditions of NOC, the NOC holder is required to submit proposed plans to MCGM for approval within 06 months & obtain approval to IOD/Plans & Commencement Certificate from MCGM and start the work within a period of 12 months from the date of issue of NOC. Further after obtaining Commencement Certificate, the work of redevelopment is to be completed within a period of 36 months. Hence, Revalidation charges in such cases shall be as under:-**

Table - D

i)	For construction of New Building up to 70mtrs. height period of construction will be total 04 years from date of issue of NOC	Charges as per "Table-C" above
ii)	For construction of New Building above 70mtrs. & up to 120mtrs. height period of construction will be total 05 years from date of issue of NOC	Charges as per "Table-C" above
iii)	For construction of New Building above 120mtrs. height period of construction will be total 07 years from date of issue of NOC	Charges as per "Table-C" above
iv)	If the work of New Building is not completed within above mentioned stipulated time period	Charges Rs.5,00,000/- per year (up to completion of rehab component building & obtaining Occupation Certificate for same from MCGM)

NOTE:- For 2b & 2c above Online Portal shall be created by the NOC holders/ Developers for all the NOCs within a period of 30 days. The NOC holder will submit self certified Revalidation letter on Online Portal & the payment of Revalidation Charges shall be paid online to MBRRB Payments Services available on MHADA website (<https://www.mhada.gov.in>). The application & Revalidation charges shall be made by the NOC holder/Developer on or before expiry of Validity of NOC every year. If the NOC holder/Developer fails to do so

then the Revalidation Charges will have to be paid 05 times of charges mentioned in the "Table-C" above. Till creation of online portal the procedure followed by MBRRB shall be continued.

3. Charges of Summary Eviction Action u/s 95(A) of MHAD Act:-

Table - E

Sr. No.	No. of tenants/ occupants proposed for Summary Eviction Action u/s 95(A)	Charges in Rs. (Lump sum) to be paid at time of application
1.	1 to 10	Rs.1,00,000/-
2.	11 to 25	Rs.2,50,000/-
3.	26 to 50	Rs.5,00,000/-
4.	51 to 100	Rs.7,50,000/-
5.	101 & above	Rs.10,00,000/-

4. Transfer of NOC:-

Table - F

i)	If NOC is issued in the name of Owner/ Lessee & NOC holder executes Registered Development Agreement with Developer	One time Charges as per Scrutiny Fee mentioned in "Table-A".
ii)	After transfer of NOC from Owner/Lessee to Developer & thereafter again required to be transfer in the name of New Developer with the consent of previous Developer	02 times Charges as per Scrutiny Fee mentioned in "Table-A".
iii)	In case of transfer of NOC from Second Developer to Third Developer	08 times Charges as per Scrutiny Fee mentioned in "Table-A".

5. Conversion of Proposal from Permissible FSI 2.50 to 3.00 or as per DCPR 2034 last amendment in DCR 33(7) Notification dated 08.07.2021:-

Table - G

i)	Ongoing proposals where Commencement Certificate is obtained and work in progress	One time Charges as per Scrutiny Fee mentioned in "Table-A"
ii)	In case where NOC to obtain Occupation Certificate for rehab & sale component from MCGM with Permissible FSI 2.50 is granted by MBRRB, but MCGM has not yet granted final Occupation Certificate.	08 times Charges as per Scrutiny Fee mentioned in "Table-A"

The above said Fess/Charges shall be applicable from the date of issue of this Circular.

Sanjeev Jaiswal
30/10/23

(Sanjeev Jaiswal)

Vice President & Chief Executive Officer,
MHADA, Mumbai.

Copy to **The Chief Officer/MBRRB** for information & necessary action.

Copy to **The Chief Engineer-III/Authority**, for information & necessary action

Issued to:-

1. **Resident Executive Engineer/MBRRB**, for information & necessary action
2. **All Dy. Engineers & Sectional Engineers of REE Office/MBRRB**, for information & necessary action

Copy to the **Chief Account Officer/MBRRB**, for information.

Copy to **Dy. Chief Engineer, (Zone-I, II, II, IV)/MBRRB** for information

Copy to **Executive Engineer (A, B-1, B-2, C-1, C-2, D-1, D-2, D-3, E-1, E-2, F-South, G-South, F-North & G-North) /MBRRB** for information.

