



**BRIHANMUMBAI
 MAHANAGARPALIKA**

PUBLIC NOTICE

Sub :- Policy for charging penalty for delayed payment of lease rent / extra ground rent etc. in respect of lease hold plots to defaulter lessees.

Ref :- AC / Estate / 1209 / LB / (MDD / 2610) dtd. 22/04/2003.

Municipal Corporation of Greater Mumbai has allotted 4177 plots of lands for various purpose on lease basis. These plots are given on lease for in perpetuity, 999 years, 120 years, 60 years, 30 years tenure etc. The lessee has to deposit / pay the lease rent / ground rent / extra ground etc. as per clauses mentioned in lease deed / agreement on due date within a period of each quarter / year for which it is due and payable whether the same shall have been legally or formally demanded or not. However, it was observed that in number of cases, various lessees of Municipal lease hold plots have a tendency of not depositing the amount due in time. This leads to loss of Municipal revenue by way of interest etc. due to non-payment of Municipal dues in time.

In view of above a policy was approved and public notice was issued on 22/04/2003 for charging penalty for delayed payment of lease rent/extra ground rent etc. in respect of lease hold plots to defaulter lessees. In continuation to said public notice it is proposed to recover the penalty for delayed payment as mentioned below.

Sr. No.	Description	Proposed penalty at rate of interest
1.	Delayed payment of the lease rent / extra ground rent etc. fixed as per terms and conditions of the lease.	18% simple interest
2.	Delayed payment in cases where demand notice has been issued and payment is not made within a period of 3 months.	18% simple interest
3.	Approval obtained from Building Proposal Department or any other department without prior approval of Estates Department.	12% simple interest from the date of approval obtained from other department along with premium / dues calculated as on the date of approval of that other department as deemed date of approval.
4.	Approval for IOD/Amended/C.C. by Building Proposal Dept. without prior approval of Estate department.	Penalty of Rs. 200/- per Sq. mtr. on gross plot area subject to minimum Rs.1,00,000/- and maximum Rs. 10,00,000/- per instance of permission granted (IOD/Amended plan/CC/ amended CC/Part/OCC) by Building Proposal Department.

This proposed policy is made effective from 22 Dec. 2016 which may please be noted.

PRO/2059/ADV/16-17

Smart Voter, Smart Mumbai

Sd/-
 (Vishwas Shankarwar)
 Asstt. Commissioner (Estates)

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**FOR MORE DETAILS CONTACT:
 RENUKA : 022 - 33284848**