



SLUM REHABILITATION AUTHORITY

No.SRA/CEO/Admin/K-1/T-2 /2024/228
Date : 05 APR 2024

Circular No. - 218

Subject: Representation of CREDAI-MCHI dated 26.02.2024.

Reference: Remarks of Hon'ble Chief Executive Officer/SRA dated 27.02.2024.

With reference to above subject CREDAI-MCHI through representation dated 26.02.2024 have suggested some of the measures that may be taken by Slum Rehabilitation Authority for smooth execution and implementation of S. R. Schemes. The said organization has expressed gratitude for implemented various policy decisions and steps taken by Slum Rehabilitation Authority to boost the S. R. Schemes. Beside expressing gratitude the said organization expressed a view that there is need to streamline the working in Estate Department and Co-operative Department/SRA and for that purpose few more steps are required to be taken. According to MCHI the developers are not against the deposit of rent of slum dwellers with Slum Rehabilitation Authority as per Circular No.210 but as per recent submissions made we are merely seeking the advance payments to be made for only one year in advance and subsequent years PDC's to be maintained as security, further limitation of retroactive application of the circular. However, at the same time we would request that the Slum Rehabilitation Authority should ensure that on receipt of proposals u/s. 33, 33A & 38 and 3Z-1 of Slum Act, 1971 the action subsequent enforcement of the action by concerned department is taken expeditiously.

By depositing the rent in accordance with Circular No.210 the developers should not be made to run from pillar to post and get entangled in the process of arbitrary appeals while trying to vacate the slum plot. There

should be adequate number of officers to deal with proposals u/s. 33, 33A & 38 of Slum Act, 1971.

In order to give boost execution and development in S. R. Schemes CREDAI-MCHI proposed some of the following measures that may be taken by Slum Rehabilitation Authority:

1. The Co-operative Department/SRA should be strengthen and day to day working of Co- operative Department should be supervised by senior officers.
2. The lottery procedure should be expedited.
3. In 517 schemes where order under section 13 (2) of slum Act is passed by CEO/SRA, the proposal of acceptance of new Developer should be approved at the level of Secretary/SRA
4. Where SR Scheme is only accepted & Developer fails to implement the scheme further within reasonable period, then in such schemes as per request of Slum Dwellers/Society/Suo-Moto hearing u/s.13(2) of slum act should be held at the level of Secretary/SRA
5. The Auto Annexure-II generation should be implemented and proposals submitted vide the same method should be given prior preference to allow faster adoption.
6. The deferment facility proposal up to Rs. 5 Cr. should be approved at the level of Secretary/SRA.
7. Once Letter of intent (LOI) with concessions for building planning is approved by CEO (SRA), then the further approvals for the schemes to the extent of 25% additional concessions for buildings proposed as per Government GR's for changes in already approved buildings if any & if same are approvable and within the provision of DCPR-2034 and circulars issued time to time should be approved at the level of Dy. Chief Engineer/SRA.
8. The Auto DCR system should be implemented as soon as possible.

9. The Miscellaneous proposals like temporary office, site office, labour camps, Sales Office, Transit camps and their revalidation should be approved at the level of Dy. Chief Engineer/SRA.

10. The number of officers for hearing of 33, 33A and 38 proposals should be increased. A standard set of guidelines/criteria for 33, 33A and 38 proceedings should be maintained namely:

- a. Is the developer giving rent/transit accommodation?
- b. Is the slum dweller eligible for rent/transit accommodation based on eligibility?
- c. Is the IOA for Rehab approved prior to issuing such order?

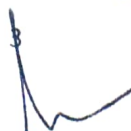
Any other considerations with regards to the scheme/title of the land/claims of the slum dweller with respect to additional rooms should be avoided and a clear cut criterion purely in terms of eligible/non-eligible structure should be established.

11. The Appeal process should be decided expeditiously and if required separate AGRC emergency meetings should be held regularly to ensure that mere filing of such appeals does not amount to 'stay' in view of the ongoing process. Further sufficient staff to allow enforcement of 33, 33A and 38 orders should be instituted.

12. The Estate Department (SRA) should work under direct supervision and control of Secretary (SRA).

13. Further as per Circular 216, it is mentioned that the Defect Liability Period for Rehab Buildings has been enhanced to 10 years (except in the case of calamities, damages due to war/riots), while we understand the need to protect the structure of Rehab Occupants, we would like to bring to your attention that the Government Regulation no. संक्रिन २०१८/प्र.क्र. १५१/इमारती

२ dated 14.01.2019 is in respect of RCC framework only. Accordingly, we request that the condition insisted in fresh approvals and proposed occupation would be read as 'The Developer shall be held liable for any repairs/rectification required in defect liability period of 10 years from due



date of grant of Occupation Certificate (except in the case of calamities, damages due to war/riots) to RCC framework of the Rehab Building/Rehab portion of composite building for which Bank Guarantee & deposits of the developer shall be withheld with SRA"

Pursuant to the proposal of CREDAI-MCHI the Secretary/SRA, Dy. Chief Engineer, Chief Legal Consultant and Finance Controller discussed jointly in respect of those suggestions extensively. As regards to some of the suggestions i.e. for implementation of Auto Annexure-II system Chief Executive Officer/SRA has already issued Circular and also issued directions to all Competent Authorities and for Auto DCR system agency is already appointed, in first phase acceptance of proposals is proposed to be processed through Auto DCR system and same is ready for launching soon. Further as regards to expedite lottery system, actions u/s. 33/38 necessary instructions are issued by Chief Executive Officer/SRA time to time to the concern.


After thorough discussion it is proposed that following issue may be considered for the ease of process in approvals by Chief Executive Officer/SRA according to the powers conferred u/s. 3(S) of Slum Act, 1971,

1. In 517 schemes where order under section 13 (2) of slum Act is passed by CEO/SRA, the proposal of acceptance of new Developer shall be approved at the level of Secretary/SRA.
2. Where S. R. Scheme is only accepted & Developer fails to implement the scheme further within reasonable period, then in such schemes as per request of Slum Dwellers / Society / Suo-Moto hearing u/s.13(2) of slum act if necessary can be held at the level of Secretary/SRA.
3. The deferment facility proposal upto Rs. 5 Cr. shall be approved at the level of Secretary/SRA.
4. Once Letter of Intent (LOI) with concessions for building planning is approved by CEO/SRA, then the further approvals for the schemes including revision of LOI with increase in FSI to the extent of 10% of

already sanctioned FSI & concessions for buildings proposed from that sanctioned FSI & changes in already approved buildings if any & if same are within the provision of DCPR-2034 and circulars issued time to time shall be approved at the level of Dy. Chief Engineer/SRA.

5. The Miscellaneous proposals and proposals like temporary office, site office, labour camps, Transit camps etc shall be approved at the level of Dy. Chief Engineer/SRA.
6. The Estate Department/SRA shall work under direct supervision and control of Secretary/SRA.

The above directions will come in effect immediately.


Chief Executive Officer
Slum Rehabilitation Authority