

SLUM REHABILITATION AUTHORITY

Circular No. 187

No. CEO/SRM/1720
Date:- 02/08/2018

C I R C U L A R

Subject : Implementation of the Ease of Doing Business - Manual of Procedure for Slum Rehabilitation Scheme (S.R.S.) Approvals

Reference : i. Ease of Doing Business - Manual of Procedure for MCGM.
ii. Ease of Doing Business - Manual of Procedure for Slum Rehabilitation Scheme (S.R.S.) Approvals dated 9th March 2017, containing circular and process document released by Hon'ble Minister of Housing Shri Prakash Mehta.

The Government of India's initiative of Ease of Doing business aims to simplify the process of building approvals and to remove bottlenecks for the same to ensure faster development. This is also in line with the Pradhan Mantri Aawas Yojna's target of creating a large housing pool & housing for all by 2022.

Under ease of doing business self-certification is found to be acceptable to grant various permissions and reduce the number of steps involved by giving maximum permissions at one go subject to some basic compliances.

To further these mandates the MCGM and SRA had published requisite Circulars and Manuals to simplify the building approval processes.

Taking into account the spirit of the above directions and desirability of achieving expeditious completion of rehab buildings so as to fulfill the mandate of government, it is directed that the various NOC's involved in the S. R. Schemes shall be taken from the qualified consultants as it is adopted by MCGM in EODB Manual. Following NOC's as tabulated below can be taken from consultants with the qualifications shown in the table.

A. The Owner/Developer shall appoint qualified consultants for technical guidance and design of the various aspects of the S.R.S. as mentioned in the Table 1 and who shall offer detailed reports for submission to S.R.A. The certificate to that effect will be submitted to SRA. The Consultant's Remarks, Design, and Completion Certificate submitted by the developer shall be considered sufficient for progressing the proposal. The details of the consultants offering remarks and completion certificate and the qualification of consultants shall be furnished along with application for grant of LOI. In case of internal services if the buildings to be connected to main service of MCGM, the NOC of MCGM is mandatory

Table:-

Sr. No.	Particulars of remarks and completion certificate in case of individual plots and Layout / Subdivision / Amalgamation	Remarks / Certification By	Minimum qualification of the consultant to be appointed by developer
1	Internal layout roads / Street Lights / Set back/ D. P. Road.	Consultant	Graduation in Civil Engineering with three (3) years' experience in relevant field / Architect registered with council of Architect.
2	Internal sewerage system/ STP/ Septic Tank in case of in case of absence of sewer line in the Vicinity	Consultant	Graduation in Civil Engineering with three (3) years' experience in relevant Held / Architect registered with council of Architect.
3	Parking layout and Maneuverability.	Consultant	Architect registered with council of Architect / Licensed Surveyor Registered with MCGM having three (3) years' of experience in relevant field.
4	Storm water drain	Consultant	Graduation in Civil Engineering with three (3) years' experience in relevant field.
5	Internal Water Works	Consultant	Graduation in Civil Engineer ing with three (3) years' experience in relevant field Architect registered with council of Architect.
6	Mechanical & Electrical works Ventilation	Consultant	Graduation with three (3) years' experience or Diploma with six (6) years' experience in Mechanical Engineering for Mechanical works.
7	HVAC	Consultant	Graduation with three (3) years' experience or Diploma with six (6) years' experience in Electrical Engineering for HVAC works.
8	Electrical Works	Consultant	Graduation with three (3) years' experience or Diploma with six (6) years' experience in Electrical Engineering for Electrical works.

9	Horticulture works and Tree mapping	Consultant	Graduation in Horticulture. Botany or Agriculture with minimum 2 years' experience in relevant field.
10	Fire Safety Consultant	Consultant	Graduate with three (3) years' experience in Fire Safety Engineering.
11	Rain Water Harvesting	Consultant	Graduation in Civil Engineering with three (3) years' experience or Graduation in Environmental Engineering with 2 years' experience / Architect registered with council of Architect.
12	Geologist	Consultant	Masters degree in Geo Tech. Engineering / Soil Mechanics.
13	R.C.C/ structural Work	Consultant	As per the grades prescribed from time to time by M.C.G.M.
14	Title clearance certificate	Advocate or Solicitor	Minimum three (3) years' experience in field

Note:

- i. In place of consultant the Owner/ Developer can appoint institution like IIT, VJTI, SP College of Engineering or equivalent institutions for above said consultancy.
- ii. The Owner/ Developer will have option to obtain remarks / completion certificate from the respective MCGM department on payment of fees, charges, etc. as prescribed by MCGM.
- iii. The consultants will have to empanelled with MCGM/ SRA in respective fields as consultants.

B. However, the following NOC's are to be taken from MCGM.

1. CFO NOC
2. Site Elevation and Latitude – Longitude Coordinates/ Civil Aviation NOC
3. Tree Authority NOC/ Superintendent of Garden (S.G.) Remarks
4. Insecticides Treatment Charges from Pest Control Office (P.C.O.)
5. NOC for availability of Water Supply
6. Remarks for Underlying Water Main/ Water Trunk/ Aqua Duct/ Sewerage Line, etc.
7. ULC NOC
8. Debris management, Vermiculture and Property Tax

C. Clearance from following departments shall be submitted along with the application, wherever required:

- i. Forest/ National Board for Wild Life (NBWL) in respect of properties affected by Forest.
- ii. MHCC in respect of properties under Heritage List.
- iii. Land Owning authority e.g. MHADA, Collector.
- iv. Archeological survey of India.
- v. Railway NOC in case of properties affected by Railways
- vi. MCZMA in case of properties affected by CRZ
- vii. Ward office/ Estate in case of Estate properties
- viii. Maharashtra Pollution Control Board.
- ix. MoEF.
- x. Commissioner of Police.
- xi. Department of Industry.
- xii. Electric Company for Overhead Lines.
- xiii. MHADA Board.
- xiv. MMRDA.
- xv. Metro/ Mono Railways.
- xvi. PWD in case of access from Highway.
- xvii. Aurthar Jail/ Byculla jail.
- xviii. Defense Department.
- xix. Collector clearance in case of Leased Property from Collector.
- xx. HRC.
- xxi. Plot Boundary/ Reservation demarcation from Competent Authority.
- xxii. CFO.
- xxiii. Home Department NOC for religious structures.
- xxiv. Any other specific NOC's as may be required from Govt. Departments as per specific LOI condition.

The above directions shall come into force with immediate effect.


Hon. CEO (SRA)