



MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY
(excluding the Brihan- Mumbai Municipal Corporation Area)

No.MMR,SRA/Circular/27 /2021
Date : 28 MAY 2021

CIRCULAR NO.- 25

Sub :- Handing over of PAP tenements to Estate Development/
MMR, SRA.

Ref :- Mumbai, SRA's Circular No.190, dtd.16/01/2020.

The Government of Maharashtra accorded sanction to the Unified Development Control and Promotion Regulation for Maharashtra State (Excluding MCGM Area) on dtd.02nd December, 2020. As per the provisions of 14.7.8.iv) & viii) of UDCPR-2020, PAP's both residential and commercial tenements are to be handed over free of cost to MMR,SRA.

As per above provision in UDCPR-2020 and considering Mumbai, SRA's Circular No.190 dtd.16/01/2020 and to speed up generation and allotment of PAP tenements, the Chief Executive Officer, MMR/SRA has decided as follows;

- 1) The Developer shall hand over all the PAP tenements which includes PAP tenements generated as per the density and Provisional PAP tenements constructed for all the slum dwellers as per Regulation 14.7.8.iv) & viii) to the Estate Department, MMR/SRA. The handing over of such PAP tenements shall be strictly complied with within 30 days from the date of issuance of Occupation Certificate. Till time further permission/approval for sale component shall be withheld.
- 2) In case, a separate wing or building is proposed and approved for PAP tenements, it is necessary to ensure, that unless the wing or building comprising PAP tenements is completed, till time proportionate sale component shall be restricted.
- 3) In case of clubbing/amalgamation of two or more schemes, it is seen that the PAP tenements generated in the original scheme are shifted to or clubbed with another schemes. In such cases, the approval of the amalgamated schemes shall be given by the Engineering Department/MMR,SRA and the same shall be intimated to the Estate Department/ MMR,SRA.
- 4) To effective handing over of PAP tenements to Estate Department/ MMR, SRA, the Engineering Department shall strictly monitor and restrict the Developers from any unauthorized occupancy/use of PAP tenements constructed on site, before or after issuance of Occupation Certificate to the PAP tenements. In case, any unauthorized occupation in the PAP tenements is found then the

penalty amounting Rs.10,000/- per t/s per month from the date of issuance of Occupation for such unauthorized use of PAP tenements shall be recovered from the Developer.

This circular shall be implemented with immediate effect and shall be retrospectively applicable to all already approved S.R. Schemes.



Chief Executive Officer
MMR Slum Rehabilitation Authority

Copy to :-

1. P.A. to Hon'ble CEO, MMR, SRA.
2. Secretary, MMR, SRA.
3. Finance Controller, MMR, SRA.
4. Dy. Chief Engineer, MMR, SRA.
5. Deputy Collector & Competent Authority (1,2,3), MMR, SRA.
6. DDTP, ADTP, MMR, SRA.
7. DSLR, MMR, SRA.
8. Chief Legal Consultant, MMR, SRA.
9. Executive Engineer, MMR, SRA.
10. Assistant Registrar, MMR, SRA.
11. Estate Manager, MMR, SRA.
12. I.T., MMR, SRA.
13. PRO, MMR, SRA.