



MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY

(excluding the Brihan-Mumbai Municipal Corporation Area)

No.MMR,SRA/Circular-40/2022

Date : 28 DEC 2022

CIRCULAR NO. 37

Sub :- Co-relation of the Rehab Component to Sale Component for Sale Commencement Certificate.

Ref :- MMR SRA's Circular No.36 dtd.20/04/2022.

As considering, MMR SRA Circular No.36 dtd.20/04/2022 and representation from Slum Developers and Architects Association for MMR on dtd.23/12/2022, with a view to expedite the S.R. Schemes for MMR SRA, the following instructions are issued regarding issue of Sale Commencement Certificate (C.C.).

1. Initially, Commencement Certificate for Rehab Component and Sale Component shall be released upto plinth level for all Rehab and Sale Buildings.
2. Further Commencement Certificate for Rehab Component and Further Commencement Certificate for R.C.C. frame work for Sale Component shall be released simultaneously for all Rehab & Sale Buildings.
3. Further, as per Clause 14.7.7(vi), Regulation 14.7 of UDCPR-2020. Commencement Certificate above plinth level for co-relation of the Rehab Component to Sale Component upto 85% (for brick work, Plaster Work & finishing Work etc.) shall be released in the proportionate of rehab & sale component sanctioned for insitu construction. However, actual construction of Sale Component shall commence with Rehab Component in the same proportionate ratio. If Sale Building construction is carried out beyond the approval, then the full penalty as per the provision of MRTP Act 1966 shall be levied.
4. Whenever Rehab Building is completed in all respect and occupation permission to Rehab Building is granted, then C.C. for brick work, Plaster Work & finishing Work of Sale Building shall be released upto 85% of insitu BUA sanctioned.
5. While granting Commencement Certificate for brick work, Plaster Work & finishing Work of last 15% BUA of Sale Building, it shall be ensured that, all conditions of Layout/L.O.I./C.C., Phase Programme, Full Payments of Deferment etc. are complied with. If any relaxation to the condition is required, same may be approved at Dy.Chief Engineer (MMR/SRA) level.

This circular will in force with immediate effect.

In view of above, earlier No. MMR,SRA/Circular-38/2022, Circular No.36 dtd.20/04/2022 issued by this office shall be treated as cancelled.



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.