



SLUM REHABILITATION AUTHORITY

प्रशासकीय इमारत, अनंत गोरे मार्ग, बांद्रा (पूर्व), मुंबई - ४०० ०५१.
दुरध्वनी : २६५६५८००/२६५९०४०५/१८७९, फॅक्स : ९१-२२-२६५९०४५७, संकेतस्थळ : www.sra.gov.in, ई-मेल : info@sra.gov.in

Circular No: 190

No: SRA/ADMIN/DESK-1/T-2/2020 /66-A

Date :16/1/2020

CIRCULAR

Sub: Handing over of PAP tenements to Estate Department/SRA.

- Ref:** 1. Circular No 179, No. SRA/Eng/OW/10531/Gen dated 31.03.2017.
2. Gazette Notification No.TPB, 4317/629/CR-118/2017/ DP/ D-11 Dated 08.05.2018 issued by Urban Development Department, Govt of Maharashtra.

The Government of Maharashtra accorded sanction to the Development Control and Promotion Regulation - 2034 for Greater Mumbai on 8th May 2018. As per the provisions 3.12(A) and (B) of DCPR-2034, PAP's both residential and commercial tenements are to handed over free of cost to SRA.

A circular no. 179 dated 31/05/2017 was issued earlier directing to insist handing over of PAP tenements in lieu of finally held Non-Eligible slum dwellers only after expiry of 24 months from OC of such tenements or before Full OCC of Sale Component and this would serve the dual purpose of enabling security of PAP tenements by the Developer concerned.

Now an independent and separate Estate Department/SRA has been constituted that deals with PAP tenements generated under various SRA schemes. To speed up generation and allotment of PAP tenements, it is hereby directed to follow the instructions listed below:

- 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 3.12 to the Estate Department/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/SRA and the same shall be intimated to the Estate Department/SRA.
- 4) Till effective handing over of PAP tenements to Estate Department/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 unauthorizedly used PAP tenements shall be recovered from the Developer.

This circular decision shall be implemented with immediate effect and shall be retrospectively applicable to all already approved SRA schemes.

This circular is supercede earlier circular no.179.

Sd/-
Chief Executive Officer
Slum Rehabilitation Authority

Copy:

- 1) PA to Hon. CEO/SRA, Mumbai
- 2) Secretary/SRA
- 3) Dy. Chief Engineer - I/II/III, SRA
- 4) Deputy Collector/SRA
- 5) All Executive Engineers/SRA
- 6) A. R. S. /SRA
- 7) Estate Department/SRA
- 8) Legal Department/SRA
- 9) Town Planing/SRA
- 10) DSLR/SRA
- 11) I. T. /SRA
- 12) File