



## झोपडपट्टी पुनर्वसन प्राधिकरण

क्र.झोपुप्रा/विनि/२०१४/१४५३.  
दिनांक : 21 JUN 2014

परिपत्रक क्र. :- १४६.

- विषय : विकासकाकडून बँक हमीपत्र किंवा अनामत स्वरूपात बँक हमीपत्राची रक्कम प्राप्त करून घेण्याबाबत.
- संदर्भ : १) मा. मुख्यकार्यकारी अधिकारी/झोपुप्रा यांचेकडील नस्ती क्र. १४६०/SRA मधील आदेश, दि. १२.१२.२००६.  
२) झोपुप्रा परिपत्रक क्र. ९६, दि. १३.०४.२००९.  
३) झोपुप्रा परिपत्रक क्र. ९७, दि. १३.०४.२००९.  
४) झोपुप्रा परिपत्रक क्र. १०१, दि. २०.०७.२००९.

महाराष्ट्र शासनाचे गृहनिर्माण धोरण १ नोव्हेंबर २००६ रोजी प्रसिध्द झाले त्यात बांधपगाम व्यवसायिकाचे/विकासकाचे क्रिसील/इक्रा या नामांकित कंपन्याकडून पतमानांकन करण्याचे प्रस्तावीत आहे मात्र अदयापही परि-३ प्रमाणीत करताना विकासकाची आर्थिक कुवत पडताळण्यासाठी कोणती कार्यपध्दती अवलंबावी याबाबत मार्गदर्शक तत्वे शासन स्तरावरून निर्गमित न झाल्याने दरम्यानचे कालावधीत DCR ३३ (१०) व ३३ (१४) योजना म्हाडा/शासन/केंद्रशासन/एम.सी.जी.एम./खाजगी जमिनीवर राबविताना परि-३ प्रमाणीत करताना विकासकाकडून २०% बँक हमीपत्र घेण्याचे उपरोक्त संदर्भांकित १ च्या नस्तीमधील टिप्पणीमध्ये दि.१२.१२.२००६ रोजी आदेश निर्गमित करण्यात आले आहेत.

संदर्भांकित ३ व ४ च्या परिपत्रकानुसार जागतिक आर्थिक मंदीमूळे बँक हमीपत्राची रक्कम बांधकाम खर्चाच्या २० % वरून १०% करण्यात आली.

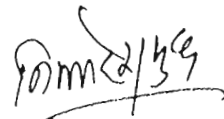
संदर्भांकित ४ च्या परिपत्रकाद्वारे शासकीय/म्हाडा/ एम.सी.जी.एम./ खाजगी जमिनीकरीता विकासकाकडून पुनर्वसन सदनिकांचा विकास करण्यासाठी रु.२,६४,०००/- च्या १०% इतक्या

रक्कमेचे बँक हमीपत्र प्राप्त करुन घेऊन, लेखाशाखेमार्फत परिशिष्ट-३ निर्गमित करण्यात येत आहे. सदर बँक हमीपत्राची विधीग्राहयता समाप्त होताच विकासकाने सुधारीत विधीग्राहय बँक हमीपत्र सादर करणे आवश्यक आहे. परंतु, लेखा शाखेमार्फत विकासकास वारंवार कळवूनही ब-याचश्या प्रकरणी विकासक सुधारीत विधीग्राहय बँक हमीपत्र उपलब्ध करुन देत नाहीत.

यास्तव सदर परिपत्रकाद्वारे खालीलप्रमाणे सुधारणा करण्यात येत आहेत.

- १) विकासकास राष्ट्रीयकृत / शेड्युल बँकेचे पुढील ५ वर्ष कालावधीचे बँक हमीपत्र किंवा तितकीच रक्कम PayOrder/Demand Draft स्वरुपात अनामत म्हणून लेखा शाखेत जमा करण्याची सुविधा उपलब्ध करुन देण्यात येत आहे.
- २) Pay Order / D.D. च्या स्वरुपात जमा करण्यात येणा-या रक्कमेवर विकासकास कोणतेही व्याज देय होणार नाही. सदर रक्कम संस्थेस भोगवटा प्रमाणपत्र निर्गमित केल्यानंतर विकासकास विना व्याज परत करण्यात येईल.
- ३) विकासकाने ५ वर्षांसाठी बँक हमीपत्र सादर केल्यास, सदरच्या बँक हमीपत्राची विधीग्राहयता पुढील कालावधीसाठी वाढविण्याची जबाबदारी पूर्णपणे विकासकाची राहिल.
- ४) सुधारीत विधीग्राहय बँक हमीपत्र, बँक हमीपत्राचा विधीग्राहय कालावधी संपण्यापूर्वी एक महिना अगोदर विधीग्राहय/नूतनीकरण करुन प्राप्त न झाल्यास मूळ बँक हमीपत्राची रक्कम झोपडपट्टी पुनर्वसन प्राधिकरणाकडे वर्ग करुन घेण्यात येईल.
- ५) पुनर्वसन इमारतीचे बांधकाम विकासकाने दिलेल्या मुदत ग्राहय बँक हमीपत्राच्या कालावधीपूर्वी पूर्ण झाल्यास, विकासकाने अभियांत्रिकी शाखेमार्फत भोगवटा प्रमाणपत्र (Occupation Certificate) प्राप्त करुन लेखा शाखेस सादर केल्यास, विकासकाच्या विनंतीनुसार मूळ बँक हमीपत्र संबंधित बँकेस परत करण्यात येईल.

सदर आदेशाची अंमलबजावणी १ जूलै २०१४ पासून करण्यात यावी.



मुख्य कार्यकारी अधिकारी / झोपुप्रा

Sub: To ensure quality control and proper implementation/completion of Slum Rehabilitation Schemes.

1. The proposals for Slum Rehabilitation Scheme are submitted by the Architect appointed by the developer/Society. All the approvals/supervision /certifications of the work are obtained by the said Architect. The work of the buildings is supervised by the Licensed Site Supervisor appointed by the developer. The Licensed Structural Engineer is appointed by the developer for preparing structural designs and the plans and for certifying the structural stability of the building.
2. In the approved Slum Rehabilitation Schemes, after approvals of Plans of the Rehabilitation/Sale Building the commencement Certificate up to Plinth level/Stilt level is issued to the developer for carrying out the work up to Plinth level. As per the conditions laid down in the Intimation of Approval (I.O.A) the structural designs and drawings are obtained from the licensed structural Engineer before issuing C.C. After completion of the work of the building up to Plinth level, the certificate for satisfactory completion of the said work up to Plinth level is obtained from the Architect, Licensed supervisor and the Licensed Structural Engineer as per the conditions laid down in the I.O.A. and the further commencement certificate is issued to the developer. After completion of the entire work of the building completion certificate of quality and safety is obtained from the Architect, License supervisor and the Licensed Structural Engineer.
3. It is proposed to get the structural designs of buildings in Scheme and also of the transit camps to be peer reviewed by another Structural Engineer.

4. In the past as well as at present numerous complaints are being received in this office from the Slum dwellers as well as the Sales Flats purchaser regarding the inferior/poor quality of work of Rehabilitation/Sale Buildings. In some of the Suits/Petitions filed in the various courts regarding inferior/poor quality of work of Rehabilitation/Sale Buildings, the Hon'ble Court had directed to get the quality and safety of the work of the buildings certified from the recognized Government Institutes/Empanelled firms of the Court.

In order to ensure safety and the quality of the buildings constructed by the developers it is proposed to obtain certificate regarding the safety and quality of the buildings (Rehab/Sale) by carrying out Third Party Inspection from the Licensed structural Engineers/ Recognized Government Institutions, /Educational Institutes / Firms having required experience at the stages of

- 1) Plinth/Stilt Level
- 2) R.C.C. work at every seventh floor
- 3) Masonry, Plastering, finishing work
- 4) Infrastructure development at various stages as per phase programme.
- 5) Transit camp construction and its completed work till its demolition.

The conditions in this regards are proposed to be incorporated in the I.O.A as enumerated at pg. .

The scope of work of quality auditor is elaborated at pages C-9-11 and their experience is elaborated at pages C-7 C-13-15. The same will be modified as per necessity from time to time with approval of the CEO (SRA). The Developer / society can appoint third party quality auditor which shall be got approved by the concerned Executive Engineer (SRA) before applying for C.C.

5. Since the inception of Slum Rehabilitation Authority numbers of Slum Rehabilitation Schemes have been approved by the Authority. However it is observed that the percentage of entire completion of the Slum rehabilitation Schemes is meager. In case of larger Slum Rehabilitation Schemes the entire Projects is handled by a single Architect appointed

by the developer, who in his individual capacity cannot handle the project and complete it within the stipulated/projected time period. Many of the Slum Rehabilitation Schemes approved in the past are still awaiting its start/completion due to which the Slum dwellers are in haywire and are doubtful about getting alternative accommodation. The Authority is receiving numerous complaints of the Slum dwellers regarding non completion/ non start of their Slum Rehabilitation Schemes by the developers. In order to have proper implementation and completion of the Slum Rehabilitation Scheme in the stipulated/projected time period and to provide better quality home to slum dwellers it is proposed to insist Project Management Consultant to be appointed by the developer for the Slum Rehabilitation Schemes having development of more than two buildings (Rehab/Sale/Composite) in the Scheme for ensuring proper implementation, supervision and completion of the Slum Rehabilitation Projects. The PMC appointed by the developer will be required to submit quarterly report with respect to the progress of the Slum Rehabilitation Scheme after approval of Letter of Intent/ IOA/ C.C. The conditions in this regards proposed to be incorporated in L.O.I. are as enumerated at pg. C-5. The P.M.C shall be a renowned firm having technical personnel and experience as P.M.C in building construction work. Detail qualification and experience of P.M.C is elaborated at page C-17-19. The Developer / Society shall appoint PMC for the work which shall be got approved by the concerned Executive Engineer (SRA) before applying for C.C.

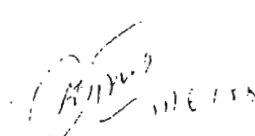
In view of above CEO (SRA)'s approval is requested for -

1. Incorporating conditions in I.O.A and Temporary Transit Camp Permission as enumerated at pg.
  - a) For carrying out Third Party Inspection of Rehabilitation/Sale buildings /infrastructure work & Temporary Transit Camps <sup>at various stages as mentioned at pg. C-1</sup> from the <sub>point no. 3</sub> Licensed Structural Engineers/Recognized Government Institutes or

firms having experience as elaborated as at page C-17 for various stage  
as at pg.       

- b) To get structural design and plans of buildings of more than 24 m in height and all transit camps, peer reviewed from another Licensed Structural Engineer/Recognized Government Institutions, Educational Institutions.
2. Incorporating conditions in L.O.I. as enumerated at pg. C-8 for appointing Project Management Consultant for S.R. Schemes.
3. To the list of Recognized Government Institutions for carrying out Third Party Inspection of quality and safety of the buildings in S.R. Schemes.
4. To the list of renowned Firms and experience elaborated as at page C-17 for other firms for working as PMC  
C-23
5. To amend the list and qualification of PMC and third party quality auditor from time to time whenever necessary with approval of CEO (SRA).

Submitted for approval please.

  
Dy. Ch. E (SRA) (I/c.)

C.E.O. (SRA)

→ Additional conditions prescribed at pg C-1 to C-5 are approved

→ Dy. Ch. E / EE is expected to approve name of PMC / third party on the basis of criteria to be laid down by CE himself since these are technical nature

(U. 21/12)

मु. का. अ. यांचे कार्यालय  
झोपडपट्टी पुनर्वसन प्राधिकरण  
अनुक्रमांक - 197.  
दिनांक - 18/6/2008.

**ADDITIONAL CONDITIONS TO BE LAID DOWN IN L.O.I.**

- 1.a) That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng.(SRA) /Ex.Eng.(SRA) for the implementation/ Supervision/Completion of the S.R. Scheme.
- b) That the PMC appointed for the Scheme shall submit quarterly progress report to the Slum Rehabilitation Authority after the issue of Letter of Intent.
- c) That you shall appoint third party quality auditor with prior approval of Dy.Ch.E.(SRA) /Ex.Eng.(SRA) for quality audit of building work at various stages.

## ADDITIONAL CONDITIONS TO BE LAID DOWN IN I.O.A.

1. The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date
2. That the structural designs and plans of buildings having height more than 24 m shall be got peer reviewed from another Licensed structural Engineer/ Recognized Govt. Institute/ Educational Institutes and report shall be submitted before issue of C.C.
3. That the quality for work carried out at various stages such as
  - a) Plinth/Stilt Level
  - b) R.C.C. work at every seventh floor
  - c) Masonry, Plastering, finishing work
  - d) Infrastructure development at various stages as per phase programme.
  - e) Transit camp construction and its completed work.shall be got certified for quality & safety by third party inspection from the Licensed structural Engineers/Recognized Government Institutions, Educational Institutions and report shall be submitted.
4. That Building Completion Certificate with regard to quality and safety of the building shall also be got certified by third party inspection from the Licensed Structural Engineers/Recognized Government Institutions.
5. The Third Party inspection authority as required in 3 and 4 above shall be appointed with prior approval of Dy.Ch.Eng.(SRA). /1.7.1995.



**Additional Conditions to be laid down in Temporary Transit Camp Permission**

1. That the structural designs & plans of the transit camps shall be got peer reviewed from Licensed Structural Engineer & report shall be submitted before issue of permission.
  
2. That the work of Temporary Transit Camp after completion shall be got certified for quality & safety by third party inspection from Licensed Structural Engineer/ Reg. Govt. Institute/ Educational Institutes as approved by Dy.Ch.E.(SRA) / <sup>Ex. 1033</sup> and report shall be submitted before issue of I.O.A. permission such report shall be submitted every year thereafter.