



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/Circular/1988/Gen  
Dated

29 APR 2015

CIRCULAR No. 150

**Sub:-** Regularization of work carried beyond approval /beyond C.C. granted.

In many SRA Scheme it is observed that the work is being carried out beyond approval/beyond C.C. and even after taking approval for regularization the payment are not paid by the developer in specified time period.

In some cases, the ratio of Rehab component and sale component constructed on site is not maintained. In light of above, following guidelines shall be followed.

1. In respect of failure to pay the regularization charges as per regularization order, developer shall be directed to pay penalty amount / Regularization charges with compound interest at the rate of 18 % per annum or to recover the amount as per the prevailing Ready Recknor Rate whichever is higher at the time of recovery of regularization charges.
2. Similarly, if developer failed to maintain the ratio of rehab and sale component and if sale component is constructed more than rehab component as on the day of regularization, then in respect of the said excess construction, developer shall pay 10 times penalty regarding the said unauthorized work. Out of the said penalty equal to one time is to be recovered from the developer within 7 days from the receipt of letter and the balance 9 times penalty should be recovered from the developer within 6 months, from the date of order proportionately at various stages as per the construction of rehab component on site.

3. Developer shall also complete the rehab component on site/obtain the TDR/Fungible FSI as case may be for regularization of sale building constructed at site within 6 months from the receipt of the said letter.
4. If such a sale building as stated in point 2 is occupied without O.C. then the occupation penalty equal to 10 times of normal occupation charges as prescribed by SRA. Shall be recovered from the developer. Out of said amount one time is to be recovered within 7 days from the receipt of letter and remaining 9 times amount shall be recovered at the time of granting O.C.C. to the said Building.
5. Further, developer shall be directed to submit registered undertaking stating therein that he will comply with the above said compliances as well as undertaking to indemnify the SRA and its Officers against any claim or damages / loss by persons unauthorizedly occupying the sale portion and the sole responsibility of any disaster or mishap will lie on him only.
6. For a period of 6 months subject to above compliances, lodging of complaint in Police Station for registering offence under the provisions of MRTP Act 1966 shall be deferred.
7. In case of 4 above the equivalent sale area in developers other project or where there are common partners shall be kept in abeyance and work stopped till 3 above is complied.

On failure to pay, the one time penalty mentioned in Para 2 & 4 hereinabove within 7 days from the date of receipt of letter, it will be presumed that developer is not willing to comply with the order and the MRTP action shall be processed further by the lodging the complaint before the concerned police authority and further necessary action shall be taken against developer as per law.

*25/11/15*  
Chief Executive Officer  
Slum Rehabilitation Authority

प्रतः

मा. मुख्य कार्यकारी अधिकारी यांचे स्वयं सहाय्यक

मा. सचिव यांचे स्वयं सहाय्यक

वित्त नियंत्रक/झोपुप्रा यांचे स्वयं सहाय्यक

उप मुख्य अभियंता/झोपुप्रा

उपजिल्हाधिकारी/झोपुप्रा

सहनिबंधक/झोपुप्रा

विधी सल्लागार/झोपुप्रा

संचालक नगर रचना/झोपुप्रा

कार्यकारी अभियंता १, २(३) व अभियांत्रिकी शाखा

तहसिलदार/प्रशासन

सहा. निबंधक

जिल्हा अधिक्षक भूमि अभिलेख

जनसंपर्क अधिकारी

माहिती तंत्रज्ञान अधिकारी

मुख्य लिपीक

देखभाल कक्ष

अभिलेख कक्ष

प्रशासन नस्ती

