

SLUM REHABILITATION AUTHORITY

Circular No. 35

SRA/ENGG/4587

Sub : Provision [2.2] of D.C. Rule 3310] sanctioned dt. 15.10.97.

The Slum Rehabilitation Authority [S.R.A.] as a Planning Authority is accepting proposals for rehabilitation of slums, submitted by architects / developers on behalf of landowners / slumdweller. As a part of implementing one window system and to facilitate early approval of the scheme, while accepting the proposals; some documents which are basically needed for scrutiny [e.g. Annex II certifying consent etc.] are accepted without certification by the Competent Authority. Such documents are referred by S.R.A. to the concerned Competent Authority who is expected to complete the verification and certification within a reasonable period of time.

As per the provision 2.2 of D.C. Rule 3[10] "The approval to the projects shall be given by the S.R.A. within a period of 30 days of submission of all relevant documents and in the event of a failure by S.R.A. to do so, the said approval shall be deemed to have been given; provided the Project is in accordance with the provisions of the appendix".

It is, therefore, likely that the Architects / Developers may claim the "Deemed approval" after expiry of 30 days of acceptance of their proposal by S.R.A. The matter was, therefore, discussed in detail in H.O.D. meeting, when it was pointed out that the "deemed approval" could be claimed only after 30 days of submission of all the relevant documents necessary for scrutiny; which includes the Annex II certified by the Competent Authority.

It is, therefore, hereby clarified that whenever a proposal is accepted by the S.R.A.; the 30 days statutory period shall be counted from the date of receipt / submission of all the relevant approvals / N.O.C.'s from other competent authorities such as

1. Annex II issued by the concerned competent authority viz : BMC, MHADA, Addl Collr [Enc] etc. certifying the eligibility and 70 percent consent of the slumdweller and giving NOC for the implementation of the scheme.
2. D.P. and A.E.[Survey]remarks from BMC.
3. Clearance of Annex III, certifying the financial capacity of the developer by the S.R.A.
4. Specific remarks for CRZ wherever applicable.
5. Original Property Registration Card, not less than one year old.
6. Documents for right of access to the plot where the development is proposed.
7. Compliance of any other specific requirements, communicated by S.R.A.

The above clarification is issued with the approval of CEO [SRA] for the benefit of all those concerned.

Sd/
E.E.[SRA] II