

SLUM REHABILITATION AUTHORITY

Circular No. 38A

No. SRA/Engg/Circular/6190
Dated : 23 March, 2000

C I R C U L A R

Sub :- Deferment of payment of premium amount payable due to deficiency in open spaces and due to permitting staircase / lobby / lift built up area as free of F.S.I., etc.

Above matter regarding grant of concession in payment of premium amount was discussed in HOD dated 8.3.2000. It was decided that considering the present trend of market where there is more demand for ready flats, it is difficult for a developer to realise money from booking immediately on approval to the sale building plan. In most of the cases, where the amount of premium is heavy, the developers make a request for deferred payment so that they can use the said amount for completion of construction work of rehab buildings. Since SRA's interest is to facilitate early completion of rehab buildings in slum schemes rather than collecting money it was decided to grant such concessions in premium payments as and when demanded by the developers, as given below.

- 1) In case of premium for "deficiency in open space" commencement certificate may be granted upto such floors which otherwise do not need deficiency condonations. Full premium amount shall be recovered before grant of further commencement certificate. However, if the developer carries out work beyond granted commencement certificate said premium shall be recovered with 18% interest from the date of issue of I.O.A., before regularisation of work and grant of further commencement certificate.
- 2) In case of premium against grant of staircase / lift / lobby built up area as free of F.S.I., commencement certificate may be granted upto such floors which do not need such extra F.S.I. Full premium amount shall be recovered before grant of further commencement certificate. However, if the developer carries out work beyond the granted work under the commencement certificate, the said premium shall be recovered with 18% interest from the date of issue of I.O.A., before regularisation of work and grant of further commencement certificate.
- 3) In case of balcony enclosure charges, it shall be worked out while giving approval to the amended plans and shall be recovered before issue of occupation certificate.

Staff working in Engineering Section is requested to take note of above policy.

Sd/

Dy. Director of Town Planning