

SLUM REHABILITATION AUTHORITY

Circular No.7
97/98

No. SRA/F.C/1372
Date :25.11.97

C I R C U L A R

Sub : Payment of Deposits and Infrastructural Charges to Slum Rehabilitation Authority and Instalments in Payment Facility.

Ref : Circular No. 1 – SRA/DyCE 1426 of 29.11.96.

As per the Clause No. 9.1 of Amended DCR 33[10], sanctioned by Government of Maharashtra vide Government Notification No. DCR/1095/1209/CR-273/95/UD-11 dated 15.10.97, an amount of Rs. 20,000/- per Rehabilitation tenement shall be deposited with SRA in accordance with time schedule as may be laid down by Chief Executive Officer of S.R.A. Further, as per Clause No. 9.2, an amount of Rs. 840/- per sq.m. over and above normally permissible FSI shall be charged and recovered.

In view of above, it has been decided that the payment schedule will be as enlisted below and will be applicable for all earlier schemes also :

1] DEPOSIT :-

The developer shall deposit Rs. 10,000/- per rehabilitation tenement at the time of plinth C.C. of the freesale building, proportionate to the extent of freesale building for which plinth C.C. is applied for. In case of composite building, the deposit of Rs. 10,000 per rehabilitation tenement shall be payable at the time of plinth C.C. of the said composite building. The balance payment totalling upto Rs. 20,000 per rehabilitation tenement shall become payable before grant of Occupation Certificate to the Rehab building or Composite building. However, if TDR is claimed, the entire amount of deposit of Rs. 20,000 per rehabilitation tenement will become payable at the stage of claiming such TDR.

This policy will be applicable even for cases of conversion from SRD to SRA Schemes.

2] INFRASTRUCTURAL CHARGES:-

Rs. 840/- per sq.m. shall be charged on built-up area beyond normally permissible FSI of the zone. The first instalment of Rs. 400/- per sq.m. of built-up area shall be paid at the time of C.C. of sale building proportionate to the built-up area of

respective sale building or before grant of C.C. to composite building proportionate to sale component in that composite building.

The second instalment of Rs. 440/- per sq.m. of built-up area shall be paid at the time of Occupation Certificate of freesale building proportionate to the built-up area of respective freesale building or before grant of occupation certificate to Composite building in case of composite building. In case, TDR is claimed, the entire amount of Rs.840/- per sq.m. proportionate to the extent of such TDR claimed shall become payable.

This policy will be applicable even for conversion cases.

- 3] If the developer is requesting for further relaxation in stages as perscribed above in [1] and [2] and he is prepared to pay 5 % of the amount due subject to a minimum amount of Re. 1 Lakh and further submit an undertaking to pay remaining amount with 16% simple interest chargeable from the due date, such facility may be granted by the concerned Executive Engineer.
- 4] Notwithstanding anything contained above, the full amount of deposit [Rs.20,000/-per tenement] must be collected either before grant of full occupation to rehabilitation component or before approving the plans for last 25% in situ freesale component whichever is earlier, as per Clause No. 9.1 of Amended DCR 33 [10].
- 5] The structure of fees circulated vide Circular No. 1 – SRA/DyCE 1426 of 29.11.96 stands modified as regards to the recovery of deposit at Rs. 20,000/- per tenement and infrastructural charges at Rs. 840/- per sq.m. to the extent of changes made.

This issues with the approval of Chief Executive Officer, S.R.A.

Sd/
Financial Controller [S.R.A.]