



SLUM REHABILITATION AUTHORITY

Circular No. 168

No.

Date:- 31 DEC 2015

Sub: - Principal Acceptance letter.

Whereas the Slum Rehabilitation Authority constituted under Sec. 3(A) of the slum Act is vested with the several duties and functions and to do all such other acts as may be necessary for achieving the objects of Rehabilitation of Slums. As well as the Slum Rehabilitation Authority has been declared as Special Planning authority U/Sec. 2 (19) (b) of M.R.&T.P. Act, so in exercise of these powers the Slum Rehabilitation Authority is taking extraneous efforts to achieve the noble object of Slum Rehabilitation and to make the Mumbai and Thane slum free cities.

Time to time Slum Rehabilitation Authority has put various efforts for speedy implementation of scheme but the desired speed could not be achieved. Presently, the proposals of Slum Rehabilitation Scheme pass through various stages i.e. Acceptance, Annexure II, L.O.I., Layout, I.O.A., C.C., FCC, OC and final possession.

In several Slum Rehabilitation schemes the developers/societies are required to obtain various permissions from different statutory authorities like CRZ, Airport Authority, MOEF, HRC, etc., and as per prevailing practice the developer/society apply to these authorities when LOI is issued to the scheme. Generally, after acceptance of scheme the proposal reaches to the stage of LOI after 7-8 months.

After issuance of LOI major compliances of terms and conditions in LOI are to be complied with, which requires another 7-8 Months. Since, the developers/societies are approaching to various statutory authorities for required permission only after issuance of LOI and the considerable time is being passed in obtaining such permissions and the desired speed of Slum rehabilitation is not being achieved. If the developers/societies are allowed to apply these various statutory authorities for necessary permissions

immediately after acceptance of proposal then it will reduce the time span for completion of scheme considerably, as annexure II, verification of consent & LOI processing can be done parallelly with various scheme compliances.

So considering these aspects the Slum Rehabilitation Authority in exercise of power U/Sec. 3(A) of Slum act r/w Sec- 2 (19) (b) of M.R. & T.P. Act has decided to issue a letter titled as "Principal Acceptance letter" just to facilitate the developer/society to approach these statutory authorities immediately after acceptance of proposal. Needless to say, after Principal Acceptance Letter the LOI shall be issued only if, and when verification of consent of slum dweller and other compliances as per requirement of SRA are obtained.

The Principal Acceptance letter so issued will be only for the aforesaid purpose of obtaining various approval and it shall not confer any sort of right, title, claim or interest to the developer in respect of Slum Rehabilitation Authority or proposed S.R. Scheme for which the letter will be issued.

The Principal Acceptance letter will be issued on the basis of tentative layout containing the S.R. scheme parameters. While fixing the scheme parameters the minimum density of rehabilitation component on plot shall be considered 500 tenements per hectare or as per draft Annexure-II submitted by developer/society, whichever is more.

The Principal Acceptance letter will be issued on suitable terms and conditions pertaining the slum scheme and the said letter shall not amount to be the approval of scheme.

The Principal Acceptance letter shall mainly contain following terms and conditions:-

A) The developer/society shall not be entitled to use the said recommendation letter as approval or sanction of scheme.

B) The Principal Acceptance letter is not an LOI for the scheme. No right shall accrue to the developer/society on account of this. Verification of

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the consent, eligibility of slum dweller and other process are to be undertaken as per requirement of SRA before conversion of Principal Acceptance letter into LOI.

C) The validity of this letter shall be for a period of one year or till issuance of LOI, whichever occur earlier.

D) The Principal Acceptance letter is issued to facilitate the developer to apply the various authorities for required permissions.

E) Since the letter does not amount to approval/sanction of the scheme, the developer/society shall not be entitled to approach any bank / financial institute etc for loan or finance on the basis of such letter.

apm 28/12/15
Chief Executive Officer
Slum Rehabilitation Authority