



SLUM REHABILITATION AUTHORITY

No. SRA/ELC/D-1/ T-1/ 439/2023

Date: -1 AUG 2023

Circular No. 210

Subject: Non-acceptance of fresh proposals of defaulting Developers/Firms and their Partners/Directors.

Recently, it is noticed that the complaints regarding non-payment of rent have been drastically increased. There are 2 Public Interest Litigations in Hon'ble High Court being PIL No.109 of 2019 in respect of transit rent and PIL No.35 of 2019 in respect of PAP/PTC tenements. The Hon'ble High Court has expressed displeasure and expressed the view that the Slum Rehabilitation Authority should take urgent necessary steps. In order dated 19.07.2023 in PIL No.109 of 2019 the Hon'ble High Court has given various directions, these directions are partly complied with by Slum Rehabilitation Authority. The Hon'ble High Court has further observed that the Slum Rehabilitation Authority should take proactive measures to deal with the grievance regarding non-payment of transit rent. Further additional affidavit is required to be filed and apprise the Hon'ble High Court of the steps taken by Slum Rehabilitation Authority. The paragraph No.6 & 7 of order are as under;

"6. As far as the contention of Respondent No.9 and the SRA that the whenever there is a grievance, the societies of the slum dwellers are approaching the courts of law and, therefore, calling information from them is not necessary is concerned, this is obviously not a solution and efforts should be made by the statutory authorities that the slum dwellers do not need to approach the courts of law with a grievance of non-payment of transit rent and this is why the SRA should take proactive measures as above.

7. This initiative be taken before the next date and the SRA will apprise the Court of the steps taken, by way of an additional affidavit."

The Housing Department, Government of Maharashtra through letter dated 06.06.2023 has directed that Slum Rehabilitation Authority should ensure that the developers shall deposit 2 years advance rent

and post-dated cheque for rent of 1 year. Presently, the arrears of rent are to the tune of Rupees 620 Crores approximately.

In view of above following measures shall be taken henceforth;

1. The developer shall submit the bar chart stating the number of slum structures required to be demolished for construction of rehab building and area of plot at the stage of Annexure-III (Before issue of Letter of Intent to the fresh as well as revised schemes).
2. The developer shall deposit the advance rent of 2 years and post-dated cheque for remaining period of completion at the stage of Annexure-III.
3. The Executive Engineer/SRA shall process the proposal of developer for issue of LOI only on depositing the advance rent.
4. The developer shall submit phase wise programme of entire scheme mentioning therein the number of slum structures required to be demolished in each phase. The Executive Engineer shall ensure deposit of the advance rent of each phase before granting further permissions.
5. The commencement certificate for sale component shall be issued in proportion to the amount of rent deposited by the developer.
6. No new proposals of defaulting developer/firms and its partners/directors in respect of payment of transit rent shall be accepted unless all dues are cleared.
7. The defaulting developers/firms and its partners/directors shall not entitle to be appointed as developer irrespective of consent of society, in existing proposals of S. R. Schemes wherein the previous developers are terminated.
8. The of developers of S. R. Schemes, who have failed to handed over PAP/PTC tenements to Slum Rehabilitation Authority shall not be entitle to submit the new proposal of S. R. Scheme.

9. The Executive Engineer shall ensure that the PAP/PTC tenements are earmarked in approved plans at the time of IOA.
10. The Executive Engineer shall incorporate a condition in LOI regarding execution of registered agreement by developer in respect of PAP/PTC tenement in favour of Slum Rehabilitation Authority before issue of further sale C.C.
11. The Executive Engineer shall restrict the sale C.C. of last 25% as contemplated in regulation 17(3)(D)(b)(6) of DCPR 2034 till the PAP/PTC tenements are duly handed over to Slum Rehabilitation Authority.

The above directions shall be followed scrupulously.


Chief Executive Officer
Slum Rehabilitation Authority