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Ref. No. MCHI/PRES/18-19/028

To,

**Shri Deepak Kapoor (I.A.S.)**

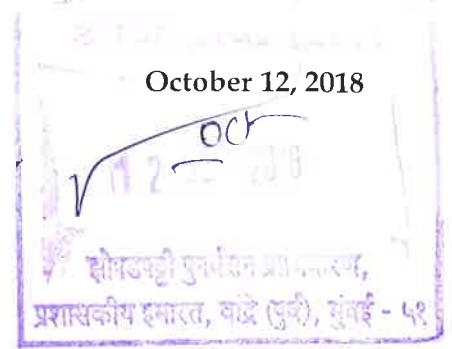
Chief Executive Officer

Slum Rehabilitation Authority

Bandra (E),

Mumbai - 400051

October 12, 2018



**Sub.: Development of the Slum Rehabilitation Schemes situated on Lands having Different Tenures i.e Freehold/Municipal/Government/Local Authorities etc. and the amalgamation of these Lands for Single Plot for Conveyance or Lease of the Lands to respective Rehab & Sale Component of the Scheme**

**Ref.: Clause Nos. 1.11, 3.14 & 3.16 of Regulation 33(10) of DCPR 2034 read with SRA's Circular No. 46/92/100/112.**

Respected Sir,

With reference to above mentioned subject it is to be mention that, many of the Slum Rehabilitations Schemes submitted to SRA are proposed on Different CTS Nos/Plot Nos/C.S. Nos./S. Nos./etc. falling within the Different Villages/Divisions having different Tenures i.e. Freehold/ Municipal/ Government/Local Authorities etc.

As per the Procedure of the SRA and Motive of the SRA, the Schemes are accepted for Development on Lands having Different Tenures without prejudice and subject to obtaining the NOC from Land Owing Authorities for the Lands/Part of the Lands belonging to Municipal/Government/Local Authorities etc. as per Clause 2.8 of Regulation 33(10) of DCPR 2034 and recovering the 25% Land Premium as per ASR, for the said Land as per the provisions of SRA's Circular No. 114.

Further I would like to take your attention that, as per the above referred Clauses i.e. Clause Nos. 1.11, 3.14 & 3.16 of Regulation 33(10) of DCPR 2034 read with above referred SRA's Circular, the Proportionate Land Area, out of the Total Plot Area of the S. R. Scheme is required to be given as Conveyance or Lease to the Rehab Component as well as Sale Component as per the Tenure of the lands in the Scheme.

However, in the Schemes where the Lands having Different Tenures are proposed to be developed, there the question is arises about handing over the Conveyance as well as Lease to the Rehab & Sale Component. In many of the Scheme, it is found that the planning of the Schemes are made conventionally by proposing the Rehab Building/s and Sale Building/s on different plots/locations within the Scheme. In that case, it always happen that the part of the Land belonging to either Freehold or Municipal/Government/Local Authorities etc. falls under Sale Building & Rehab Building respectively. It also happen that, the Freehold Plot and

Municipal/Government/Local Authorities etc. plots are located in different locations with random layout/sequence/location.

Now in such cases the partial Land under Freehold or Municipal/Government/Local Authorities etc. are to be handed over inform of Conveyance & Lease respectively to Sale Component & Rehab Component, which leads to legal complications for deriving the Property Taxes, obtaining the NOCs at later stage for constructed Buildings, etc.

Hence, it is suggested to follow the procedure, wherein the Lands having different tenures will be accumulated at Single Plot and accordingly the proposals for Sub-Divisions and Amalgamations shall be approved for the Scheme by your Honor by allowing the exchange of the Lands belonging to Freehold/Municipal/Government/Local Authorities etc. within the S. R. Scheme boundary. The such exchange of land shall be directly implemented in the Revenue Records by the Dy. Collector (SRA) and accordingly the separate P. R. Cards shall be formulated through DILR (SRA). The formation of such procedure will take the S. R. Schemes to logical ends wherein the lands belonging to different tenures are part of the Scheme and the S. R. Schemes will be completed to its full effect i.e. transferring the Conveyance/Lease to the Rehab as well as Sale Component of the Scheme. The expenses regarding to the said procedure by considering the difference of the land rates between two different zones/areas shall be insisted to borne by the Developer of the Scheme.

Kingly accept the same and oblige.

Thanking you,

Sincerely yours,  
For CREDAI-MCHI



**Nayan A. Shah**  
President



**Bandish Ajmera**  
Hon. Secretary