

**MINUTES OF THE MEETING HELD ON 31<sup>ST</sup> OCTOBER, 2017 IN SRA, HQ, BANDRA.**

**Sub : Measures to streamline the ongoing process of SRA Projects and to Speed up the same by holding CEO's Round Table Conference.**

Hon'ble CEO (SRA) welcome all the Developers, Architects & the Association of Developers and Architects & emphasizes that SRA wants to work with Developers and Architects to uplift the living conditions of the slum dwellers & provide tenements to the eligible slum dwellers in time. Hon'ble CEO (SRA) said that this initiative of "TALK WITH CEO" will help all the stakeholders to smooth the process of Slum Rehabilitation Projects.

1. Hon'ble CEO (SRA) requested all the Developers and the Architects to raise their issues they are facing in implementing their own SR projects.
2. He also mentioned that overall SRA needs improvement & hence requested all the Developers and Architect to send their valuable suggestions, which makes the process of projects implementation runs smoothly.
3. Minutes of the Meeting will be circulated to the Developers and Architects who are participating in the meeting.
4. Hon'ble CEO (SRA) also mentioned that he will review the Minutes of Meeting with the Developers and Architects.

Shri S. S. Hussain, CEO, MCHI, IAS (Retd.) mentioned that active participation is required with constructive suggestions so that SR projects run smoothly and uninterruptedly.

One of the Developer suggested to amend the Slum Act looking at the present condition. He also mentioned that action u/s 33, 38 take atleast 2 years.

Association of the Developers MCHI submitted a proposal for working with SRA. Hon'ble CEO informed he will always welcome & accept proposals which are feasible.

Mr. Redekar on behalf of the Developers & Architect welcomed the decision of the Hon'ble CEO (SRA) initiative "TALK WITH CEO" & said that the steps taken by Hon'ble CEO (SRA) will help speed up the process.

Hon'ble CEO (SRA) agreed to conduct co-ordination meeting with Competent Authorities i.e. MHADA, BMC and various related government authorities to resolve the difficulties in Annexure II.

A suggestion was given for online submission of the proposal to speed up the process. On this Hon'ble CEO (SRA) assured that office automation process has already started and will be completed in 16 weeks. After which the Auto DCR will be taken on priority.

Mr. Mihir Kotecha on behalf of the Developers said that in Engineering Section due to lot of visitors, efficiency affects. Needs to take steps to reduce the visitors visiting the Engineering Dept.

One of the suggestion was to prepare Annexure-II at SRA level by appointing one Additional Collector and required staff. Hon'ble CEO, SRA said that this is under consideration at Government level.

Hon'ble CEO, mentioned that for speedy implementation from SRA side following decisions are already taken.

1. A digitization and online tender processing has already started in July, 2017.
2. He also mentioned that new website of SRA will be started by 31 November, 2017 with unique features with feature of tracking of status of online application.
3. Demolition squad – SRA is working on requirement of BMC squad.
4. Hon'ble CEO (SRA) informed that Issues of the all Developers will be studied & compiled and will discuss with various Departments of SRA and will try to find solutions for the same.

Mr. Vimal Shah of MCHI said that there is an amendment in Slum Act and new Section 33A has been introduced, which is not yet implemented by SRA. Hon'ble CEO (SRA) said that he will definitely look into it. He also expressed the need for full CC to rehab building at the time of LOI. Hon'ble CEO, SRA informed that this subject is covered in EODB & Shri Bhoir Dy. CE-II is working closely on EODB & will be implemented very shortly.

One suggestion was to fix the percentage of slum dwellers for filing the application under Section 13(2). Hon'ble CEO (SRA) asserted that he will sort the issue.

Regarding police NOC to the religious structures, one of the developers said that it takes almost one year to get police NOC. On this Hon'ble CEO (SRA) said that he will look into it & revert back.

One of the developer has raised the issue of Paid Up Capital/ Net-worth. He said that Finance Dept. insists for Paid Up Capital even though he owns the land of the project with hundreds of crores which is far more than the paid up Capital required. Hon'ble CEO (SRA) said that this is serious issue and will be sorted out very shortly.

Issue of B. G. required for Annexure-III was discussed & it was requested that there should be maximum limit of B. G. fixed & registration of development should be done on the basis of history of developer, financial capability, number of projects completed etc.

Mr. Vimal Shah of MCHI pointed out that the draft of Lease is not shared with developers. On this Hon'ble CEO (SRA) said that Mr. Dhikale, DS, P has already prepared it which will be shared to architects & developers. Suggestions if any will be considered & draft will be finalized by SRA.

Hon'ble CEO (SRA) expressed grave concerned over non-payment of rents to slum dwellers. He said that developers are blaming the market condition for this and on the other hand, they are acquiring new projects. He was very much upset & disappointed on this issue and warned the defaulting developers to refrain from such practices. He said that by act of such developers, people are losing faith on government SR Schemes.

One developer mentioned that he has received objection on the NOC u/s 2.8 after Annexure-II certification and hence, he is not being given LOI. Hon'ble CEO (SRA) asked the concerned officer to submit a report.

Also one developer stated that MHADA is not following AGRC's Order. Hon'ble CEO (SRA) said that he will conduct the joint meeting with MHADA, BMC & Collector in this regard.

Hon'ble CEO (SRA) was happy for the overwhelming response / attendance of the Developers and Architects which was more than expected.

Hon'ble CEO (SRA) also mentioned to trust SRA, since SRA is taking various steps to smooth line the process of S. R. projects.

Meeting ended with vote of thanks to the Chair.

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