

S. S. Hussain I.A.S. (Ex)

Chief Executive Officer

Ref. No. MCHI/CEO/17-18/148

March 5, 2018

Sub: Allowing rehab units to be used as temporary site office, sales office, store room etc. till OC of the building

Dear

We would like to point out that SRA development generally happens in phases, especially in large projects. More than often, possession is already given to a few rehab buildings, while further slum clearance, Rehab and Sale building construction progresses at site. Due to the high density of slums, there is hardly any open or captive space available on site to provide for temporary Engg. office, sales office, storage yard etc. exclusively, when the construction activities are at a peak.

Hence, the Developers are constrained to use the rehab units for these office purposes. As per the present rules, there is no provision allowing Developer's temporary office in an under construction rehab building of a SRA project for use as Engineering office or Sales Office or otherwise. This makes it extremely difficult for the Developer to conduct the affairs of the project from the site without proper infrastructure.

Sir, during the construction phase, there should not be any restriction on the temporary utilization of space as a Sales office, engineering office, storage area etc. Given the quantum of ongoing work on such a tight space, it's not possible to allocate any fixed area for porta cabins required for the sales & project management activities. Also, there is no consumption of FSI involved in the temporary utilization of portions of the rehab building (under construction) or any misuse possible. If required, OC may not be granted till the said office is vacated and restored as per the approval plans. Also, an undertaking / indemnity can be insisted from Developer stating the same.

In view of above, we hereby request you to kindly issue a circular allowing rehab unit to be used as temporary site office, sales office, Store Room etc. by the Developer till OC of the said rehab building is granted, for prompt management of the SRA Projects.

Yours

To,
Shri Deepak Kapoor (I.A.S.)
Chief Executive Officer
Slum Rehabilitation Authority
Bandra (E),
Mumbai - 400051



(S. S. Hussain)