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Ref. No. MCHI/PRES/19-20/515

June 15, 2020

To,
Shri Satish Lokhande (I.A.S.)
Chief Executive Officer
Slum Rehabilitation Authority
Bandra (East),
Mumbai - 400 051.

Subject: - Request to issue policy for drawing lottery for allotment of rehab tenements which is pre-requisite for grant of Occupation Certificate for rehab building in ongoing redevelopment

Respected Sir,

Reference is please invited to the subject matter cited hereinabove.

There are various redevelopment projects carried out under regulation 33(10) wherein rehab tenements are ready for grant of Occupation Certificate before Lock Down was announced by State Government and Central Government in March 2020. However, as per one of the pre-requisite conditions of grant of Occupation Certificate for the said rehab tenements is requirement to draw lottery for allotment of such rehab tenements to the rehab members which is normally done under the jurisdiction of Assistant Registrar (Co-op. Housing Society). Under this process, all the rehab members are called for drawing the said lottery on pre-decided date as declared by Assistant Registrar (Co-op. Housing Society) and in the physical presence of the members, draw of the lottery is taken out and then rehab tenements are allotted to the respective rehab members. However, in the present condition due to present guidelines issued by Central Government and State Government, public gathering is prohibited. Hence, carrying out the physical lottery for allotment of said tenements is not going to be possible.

In the present circumstances, Developers are not able to carry out physical lottery and hence possession of the rehab tenements cannot be handed over. Further, rehab tenants which are presently residing in temporary accommodation are mostly situated in slum areas wherein there are exposed to maximum risks of getting affected by Covid-19.

In such scenario, if there is alternate possibility to comply the lottery allotment of the rehab tenements that will facilitate rehab members to occupy the proposed rehab tenements which will be fare more safer and hygienic after considering the present situation.

In the present circumstances, there is possibility to carry out the said lottery in following manners:

Option 1 : To carry out computerized lottery as implemented by MHADA through software and allot the said tenements to rehab members which can be done by SRA Authority itself.

Option 2 : Online lottery by connecting all the rehab members through ZOOM Call which can be recorded and submitted to SRA Authority as documentary evidence.

Option 3: Developer and rehab members can mutually consent for the allotment of respective tenements and then submit the detailed list jointly signed by rehab members and developer to the SRA Authority as documentary evidence.

The aforesaid 3 options for carrying out lottery draw should be given to developer so that whichever possible option should be complied with and submitted to SRA which will facilitate for issuance of Occupation Certificate which will in turn help rehab members to take possession of the rehab tenements at the earliest.

In light of the aforesaid facts and possibilities which can facilitate to carry out lottery for allotment of rehab tenements, we hereby request your kind goodselves to issue a policy which will enable the compliance of lottery and facilitate developer as well as rehab members to take over possession of the rehab tenements which are ready to be occupied.

Thanking you,

Yours Sincerely,
For CREDAI-MCHI

Nayan A. Shah
President

Bandish Ajmera
Hon. Secretary