

PRESIDENT
Boman Irani

IMMEDIATE PAST PRESIDENT
Deepak Goradia

PRESIDENT-ELECT
Ajay Ashar

VICE PRESIDENTS
Domnic Romell
Shrikant Joshi
Jayesh Shah
Shailesh Puranik
Parag Shah
Sukhraj Nahar

HON. SECRETARY
Dhaval Ajmera

TREASURER
Pritam Chivukula

SPECIAL PROJECTS
Shahid Balwa
Parag Munot
Rajendra Chaturvedi
Raajesh Prajapati
Harshul Savla
Parth Mehta

HON. JT. SECRETARIES
Pratik Patel
Tejas Vyas

JT. TREASURERS
Mukesh Patel

COMMITTEE MEMBERS
Harish Patel
Nainesh Shah
Bandish Ajmera
Sandeep Raheja
Subodh Runwal
Rasesh Kanakia
Gautam Ahuja
Deepak Gundecha

SPECIAL ADVISORS
Abhishek Lodha
Gautam Chatterjee
Ar. Hafeez Contractor
Anuj Puri
Ankur Gupta
Adv. Parimal Shroff

INVITEE MEMBERS
Mohit Malhotra
Jackbastian Nazareth
Venkat K. Narayan
Abhishek Kapoor
Amit Thacker
Gurminder Singh Seera
Munish Doshi
Nishant Agarwal
Cherag Ramakrishnan
Azim F. Tapia
Jayesh C. Shah
Shailesh Sanghvi
Sunny Bijlani
Binitha Dalal
Sahil Parikh
Nikunj Sanghavi
Rushank Shah
Ricardo Romell
Samyag Shah
Rushi Mehta
Rajeev Jain

YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Mona Ajmera

CREDAI-MCHI UNITS

THANE
KALYAN-DOMBIVLI
MIRA VIRAR
RAIGAD
NAVI MUMBAI
PALGHAR BOISAR
BHIWANDI
SHAHAPUR-MURBAD
URAN-DRONAGIRI
ALIBAG
KARJAT-KHALAPUR-KHOPOLI

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

Sub: Delay in taking over of PAP/PTC tenements for which OCC is granted by SRA by the SPPL.

- 1.) ठराव क्र १०.७ dated 18.05.2001 for which Rs. 20,000/- per tenement is to be paid to S.R.A on hand over of PAP to Agencies.
- 2.) Circular no. 179, 172 A, 190

Respected Sir,

As per the circular dated 31.12.2017 bearing no. 179 the PTC / PAP constructed for which Occupation is granted by your office is to be handed over in no. 24 months. Further in amendment to the same circular, Circular no. 190 was issued where in a period of 30 days only has been granted. As such S.P.P.L is considered as the implementing agency for the takeover of such PTC/PAP. However, we would like to bring to your notice significant delay faced in handing over of the units once occupation is received to SPPL.

The delay in takeover degrades the quality of the building and amounts to additional maintenance and puts stress on the infrastructure and SRA, making it harder for the slum dwellers to want to take up such PTC/PAP premises. Furthermore, the liability of maintaining such premises vests with the developer even after the occupation is granted. Issues like maintenance in the form of Property Tax, Electricity, Water end up having to be serviced by the Developer because of the delay caused in taking over the tenements.

We have noticed that after the occupation is granted the SPPL usually adds additional conditions to take over the same tenements and this causes significant delay in taking over of the same. Further also in view of this delayed take over we are unable to obtain occupation for proportionate sale portion of the FSI in view of correlation as described in circular no. 172A.

It may also be noted as per reference line no. 1 mentioned above the S.R.A ought to receive the payment of Rs. 20,000/- per tenement for units handed over to agencies like SPPL. As per your letter dated 18.11.2021 under no. SRA/CEO/2021/55317 addressing outstanding of 594.60 Lakhs is due to be paid to SRA in view of 2973 nos. of PAP/PTC handed over to the Agency i.e. SPPL has not drawn any reply. Further we have also attached 2 nos. of similar scheme where PTC is handed over to S.P.P.L but there is no response from them with regards to the payment or taking over these units.

Considering all of the above and in view of significant delay in completing handover of the units to SPPL for which Occupation is already received, we humbly suggest your kind consideration to allow the Estate Manager (S.R.A) to take over the PTC/PAP units once occupation is received.

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

The S.R.A can thereafter hand over the same units to the appropriate agency based on requirements / criteria which is necessary. This will prevent delays in the scheme as well. Further as per the DCPR 2034 it is also mentioned wherein that it is SRA to whom the said PAP/PTC units are for SRA. Furthermore, the developer maybe free from the burden of maintenance in the form of Property Tax, Electricity, Water and other services once the occupation is received.

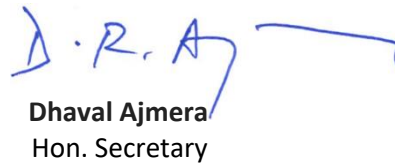
We hope that our above suggestion will be consider positively and necessary action will be taken in this regard.

Thanking you,

**Yours faithfully,
For CREDAI-MCHI**



Boman Irani
President



Dhaval Ajmera
Hon. Secretary