



SRA/ED/OW/112
08 JAN 2026

SLUM REHABILITATION AUTHORITY, BRIHANMUMBAI

OFFICE ORDER

Sub: Strict compliance of SRA Circular No. 209, 210 & 231 – Identification and freezing of sale flats at IOA stage and forwarding of PAP / PTC & frozen-flat details to Registration and Regulatory Authorities

In continuation of the directions issued vide SRA Circular No. 209 dtd 01.08.2023, Circular No. 210 and Circular No. 231, and in compliance with the observations and directions of the Hon'ble High Court regarding protection of the rights of eligible slum dwellers and ensuring secured payment of transit rent, it has become necessary to reiterate and consolidate the procedure to be followed by the Engineering Department while granting approvals to Slum Rehabilitation Schemes.

- It is observed that at the stage of issuance of Intimation of Approval (IOA) / Amended IOA / Letter of Intent (LOI) / Revised LOI, the developer's liability towards transit rent, PAP and PTC obligations is required to be adequately safeguarded. Accordingly, freezing of appropriate sale component and timely communication of such restrictions to statutory authorities is mandatory.
- All Executive Engineers of SRA are hereby directed to strictly comply with the following instructions:

(A) Compliance of SRA Circular No. 210 & 231– Freezing of Sale Component

a) While issuing IOA / Amended IOA of Composite/Sale Buildings / LOI / Revised LOI, the concerned Executive Engineer shall ascertain and compute the developer's transit rent liability for a period of 3 years, considering:

- Number of eligible slum dwellers,
- Monthly rent payable,
- Applicable annual increment.

b) Based on the above computation and ready reckoner valuation, the Executive Engineer shall identify, earmark and mark specific sale flats / sale area to be frozen, generally from the lower floors, as security towards transit rent.

c) The flat numbers, carpet / BUA area, floor location and building number of such frozen sale flats shall be:

- Clearly marked on the approved plans, and
- Specifically mentioned as a condition in the IOA / LOI.

d) The developer shall be directed to submit a written undertaking / affidavit that:

- The said flats shall not be sold, transferred, mortgaged or encumbered till completion of rehabilitation, allotment of permanent accommodation to eligible slum dwellers, and complete clearance of transit rent and related dues.

The same is in addition to compliances of SRA circular no.210.

(B) Compliance of SRA Circular No. 209 – Intimation to MAHARERA & Registration Authorities

a) In accordance with Circular No. 209, the concerned Executive Engineer shall ensure that PAP and PTC related information, along with details of frozen sale flats, is systematically communicated to statutory authorities.

b) A certified copy of approved plans, IOA / LOI and a covering letter clearly indicating:

- PAP and PTC availability wing-wise / building-wise, and
- Details of frozen sale flats / sale area, shall be forwarded for information and record to:
- Inspector General of Registration & Controller of Stamps, Maharashtra, and
- Maharashtra Real Estate Regulatory Authority (MAHARERA).

c) Such communication shall explicitly state that the identified flats / sale area are frozen as per SRA directions and shall not be eligible for registration, sale or disclosure as free-sale inventory, until further written clearance is issued by SRA.

(C) Defreezing of Sale Component

a) Any proposal for defreezing of sale flats shall be considered strictly in accordance with SRA Circular No. 231, only after:

- Completion of rehabilitation work,
- Allotment of permanent accommodation to eligible slum dwellers, and
- Complete payment and clearance of transit rent and allied dues.

b) Upon application received for defreezing, the concerned Executive Engineer shall ensure that the approved plans are amended accordingly, after obtaining prior approval of the Deputy Chief Engineer, SRA.

c) Upon defreezing, a formal communication shall again be issued to the Inspector General of Registration and MAHARERA, informing them of such defreezing.

- All Executive Engineers shall maintain proper records of computation, freezing and communication made under circular no.231.
- This circular shall be applicable to all ongoing and future Slum Rehabilitation Schemes, and shall be read in conjunction with all earlier circulars issued on the subject.


Dy.Chief Engineer (SRA) -I
Brihanmumbai


Dy.Chief Engineer (SRA) -II
Brihanmumbai

All E.E. (SRA), Brihanmumbai

All A.E. (SRA), Brihanmumbai

All S.E. (SRA), Brihanmumbai

Copy submitted to Hon. Chief Executive Officer/S.
BrihanMumbai for information please.