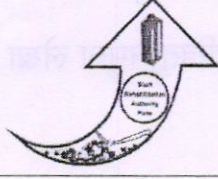


झोपडपट्टी पुनर्वसन प्राधिकरण, पुणे व पिंपरी चिंचवड क्षेत्र, पुणे

(गृहनिर्माण विभाग, महाराष्ट्र शासन)



II, मुथ्था चेंबर्स (विस्तार इमारत), सेनापती बापट मार्ग, पुणे - ४११०१६.

दूरध्वनी क्रमांक : ०२०-२५६३०२३४/३६ फॅक्स : ०२०-२५६३०२३५

ई-मेल : srapune@yahoo.in वेबसाईट : www.srapune.gov.in

जा.क्र.झोपुप्रा/प्रशा/११९५/२०१८

दिनांक: ०४/०७/२०१८

कार्यालयीन परिपत्रक क्र :- १२/२०१८

विषय:- झोपडपट्टी पुनर्वसन योजनांचे प्रस्ताव दाखल करण्यासाठी सध्या कार्यवाहीत असलेल्या नमुन्यांमध्ये बदल करून नवीन नमुने प्रस्तावित करण्याबाबत.

१. झोपुप्रा पुणे ची स्थापना झाल्यानंतर विकसक नोंदणी अनिवार्य करण्यात आली आहे. असे नोंदणीकृत विकसक विहित नमुन्यामध्ये झोपडपट्टी विकसनाचा प्रस्ताव सादर करतात. अशी कार्यपद्धती सद्यस्थितीत अवलंबण्यात येत आहे. सद्यस्थितीत विकसकाच्या आर्थिक स्थितीची माहिती त्याच्या नोंदणीच्या वेळी घेण्यात येते या नोंदणीनंतर विकसकाने प्रस्ताव दाखल करेपर्यंत कालावधीत विकसकाच्या संगठनेत बदल झालेले असतात तसेच आर्थिक स्थितीमध्ये सुद्धा असे बदल झालेले असतात. विकसकाचे संक्रमण सदनिकांचे भाडे थकीत असणे, शासकिय जमीनीचे बाबतीत ना हरकत दाखला प्राप्त झाल्यानंतरही अशा जमीनीसाठीचे शुल्क वेळेत न भरणे, पात्र झोपडीधारकांचे संक्रमण भाडे वेळेवर न दिल्यामुळे विकसकांच्या बाबत तक्रारी प्राप्त होणे असे प्रकार वारंवार घडत आहेत. यामुळे प्रस्ताव दाखल करताना योजनाक्षेत्राची सर्वसाधारण माहिती, झोपडीधारकांची यादी, यामध्ये त्यांची विकसकास असलेली संमती इ. तसेच विकसकाची योजना राबविताना असलेली आर्थिक स्थिती या सर्व बाबींचा तपशील दाखल योजनेसोबतच्या नमुन्यामध्ये असणे आवश्यक ठरते. म्हणून प्रस्ताव दाखल करून घेण्याच्या प्रक्रीयेमध्ये झोपुप्रा मुंबई च्या धर्तीवर बदल करण्यात येत आहेत.
२. महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मुलन व पुनर्विकास) अधिनियम १९७१ मध्ये सुधारणा करण्यात आली असून सुधारित कायद्याचे कलम ३ ब नुसार सुधारित नियमावलीमध्ये सुद्धा अशा प्रकारे प्रस्ताव दाखल करण्याची कार्यपद्धती विहित करण्यात येईल, तथापि उक्त ३ ब खालील योजनेला

अंतिम स्वरूप प्राप्त होईपर्यंतच्या कालावधीसाठी ही कार्यपद्धती परिपत्रकाद्वारे विहित करण्यात येत आहे. या कार्यालयात दाखल होणारे सर्व योजनांचे प्रस्ताव यापुढे सोबत जोडलेल्या अर्जाच्या नमुन्यामध्ये सादर करण्यात यावेत. अर्जाचा छापील / टंकलिखित नमुना लेखा शाखेकडे रु.५००/- इतके शुल्क आकारणी करून पुरविण्यात येईल.

३. या छापील / टंकलिखित अर्जासोबत प्रत्येक प्रकरणी विहित करण्यात आलेल्या जोडपत्र १ मध्ये योजना व विकसक यांचा तपशिल, जोडपत्र २ मध्ये योजनाक्षेत्रावरील झोपडीधारकांचा तपशिल आणि जोडपत्र ३ मध्ये विकसकाची आर्थिक क्षमता याबाबतचा तपशिल सादर करावा लागेल. जोडपत्र ३ हे बंद लिफाफ्यात गोपनीय स्वरूपात सादर केले जाईल. ते फक्त मुख्य कार्यकारी अधिकारी यांचेसमोर उघडले जाईल.

४. विकसक नोंदणी ज्या नावाने (प्रोपा/ भागीदारी / कंपनी) झालेली असेल त्या मध्ये त्यांच्या भागीदारीत काही बदल (एक किंवा जास्त भागीदार कमी करणे वा दुसरे एक किंवा जास्त भागीदार समाविष्ट करणे) करावयाचे असतील तर तसे करण्यापूर्वी प्राधिकरणाची लेखी संमती नोंदणीकृत विकसक घेतील.

सदरची बाब ज्या विकसकांची नोंदणी होऊन, प्रस्ताव दाखल व मान्य झाला आहे व पुर्नवसन योजनेस मान्यता देण्याच्या टप्प्यावर आहे अशा विकसकांनासुद्धा लागू राहिल. त्यांनी हे परिपत्रक लागू होण्याच्या दिनांकापूर्वी झालेल्या बदलाची माहिती द्यावी, परिपत्रक लागू झाल्यानंतर भागीदारात काही बदल करावयाचा असेल तर प्राधिकरणाची लेखी पूर्वपरवानगी घ्यावी.

५. योजनेच्या अशा प्रस्तावासोबत तो दाखल करणारा विकसक छाननी शुल्क सादर करेल. या छाननी शुल्काचा दर प्रति चौ.मी रु १०/- इतका राहिल. परंतु किमान छाननी शुल्क रु. १०००० तर कमाल १००००० इतके आकारण्यात येईल.

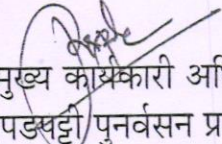
६. या विहित केलेल्या नमुन्यामध्ये माहिती पुर्ण भरणे बंधनकारक असेल. या मध्ये कोणत्याही त्रुट्या असल्यास त्याची पुर्तता तांत्रिक विभागाने विकसकाकडून करून घ्यावी. प्रस्तावासोबत आवश्यक सर्व कागदपत्रे मूळ / नक्कल स्वरूपात सादर करणे बंधनकारक असेल.

७. प्रस्तावाच्या अर्जापासून सुरवात करून त्यासोबत सादर केलेल्या कागदपत्रांच्या प्रत्येक पृष्ठास स्वतंत्र अनुक्रमांक देण्यात येतील. सादर केलेले पुरावे / दस्तऐवज / कागदपत्रे यांची वेगळी सुची तयार करून ती सुद्धा अर्जासोबत सादर करण्यात येईल.

८. दाखल करण्यात येणाऱ्या प्रत्येक प्रकरणाची नोंदणी तांत्रिक शाखेकडील प्रकरणांच्या नोंदवहीत करण्यात येईल व प्रत्येक प्रकरणास वेगळा क्रमांक देण्यात येईल. झो.पु.प्राधिकरणाची स्थापना झाल्यापासून अनुक्रमे सर्व प्रकरणांना क्रमांक देण्यात आलेले आहेत. त्याचप्रमाणे यापुढे प्राप्त होणाऱ्या प्रकरणांना अनुक्रमांक देण्यात यावेत. तथापी ही कार्यपद्धती दि. ३१/१२/२०१८ रोजी बंद करण्यात येईल. दि. ०१/०१/२०१९ पासून अनुक्रमांक/ वर्ष या पद्धतीने दाखल प्रकरणांना नोंदणी क्रमांक देण्यात येतील.

९. या प्रमाणे लागणारे अर्जाचे नमुने लेखा शाखेमार्फत छपाई करून घेण्यात यावेत. तथापी अशी छपाई होईपर्यंतच्या कालावधीत हे अर्जाचे नमुने झेरॉक्स अथवा टंकलिखित करून वापरण्यात यावेत. अशा प्रत्येक अर्जाच्या संचाला वेगळा क्रमांक देण्यात यावा. व अर्जाचे शुल्क प्राप्त करवून व त्याची नोंद नोंदवहीत घेऊन मगच असा संच विकसकास उपलब्ध करून देण्यात यावा. अशाप्रकारे प्राप्त अर्जाचे शुल्क व छाननी शुल्क याचा हिशोब लेखा विभागामार्फत ठेवण्यात येईल.

या परिपत्रकाची अंमलबजावणी आवश्यक बदलासह तात्काळ करण्यात यावी


मुख्य कार्यकारी अधिकारी
झोपडपट्टी/पुनर्वसन प्राधिकरण,
पुणे व पिंपरी चिंचवड क्षेत्र, पुणे

प्रत/- तात्काळ अंमलबजावणी साठी

१. सहाय्यक संचालक, नगर रचना, झोपुप्रा, पुणे
२. उपसंचालक लेखा, झोपुप्रा, पुणे
३. उपअभियंता, झोपुप्रा, पुणे
४. नगररचनाकार, झोपुप्रा, पुणे
५. लेखाधिकारी, झोपुप्रा, पुणे
६. कनिष्ठ अभियंता, झोपुप्रा, पुणे

प्रत/- माहितीसाठी

१. सचिव, झोपुप्रा, पुणे
२. उपजिल्हाधिकारी तथा सक्षम प्राधिकारी क्र. १, २ व ३
३. विधी अधिकारी
४. तहसिलदार, ताबा शाखा
५. सह निबंधक, सहकारी संस्था, झोपुप्रा, पुणे

SLUM REHABILITATION AUTHORITY, PUNE AND PIMPRI CHINCHWAD AREA, PUNE

No.

For Official use:

CASE NO.	Date

SITE DETAILS (To be filled by the Applicant)

PETH / TP SCHEME	
VILLAGE	
SURVEY NO.	
CITY SURVEY NO.	
FINAL PLOT NO.	
TOTAL AREA UNDER THE SCHEME	
LOCAL NAME OF SLUM	
LANDMARK	

To,

The Chief Executive Officer
(Technical Branch) Slum Rehabilitation
Authority, II Mutha Chambers, Senapati
Bapat Road, Pune 16

Sir,

I hereby give notice that I intend to carry out Rehabilitation and Development in the site mentioned herein above, as per the proposal and plans submitted herewith for Building Layout and Building Permission.

I submit that the area proposed herein has been declared totally / partially as slum by the Competent Authority in Maharashtra Government Gazette Dated at page no. The copy of said Gazette along with Map showing the Declared area and Certificate of Declaration from Municipal Authority concerned is annexed herewith.

I herewith submit proposal along with following original documents:

1. Annexure I - Slum Rehabilitation Scheme for
Slum. (Part / Full Slum Area)
2. Annexure II - The list of slum dwellers obtained from Mashal / NGO, along with Cadastral / Sketch map, Google/Satellite Image / Arial Photograph of slum area etc.
3. Annexure III - A statement showing expected Cost of Rehabilitation and the financial capability of the Developer to execute the SRA Scheme, along with the details of all other Schemes taken up by the Developer.
4. The copy of Gazette and Map showing the area Declared as Slum u/s 4 of the Slum Act and Certificate of Declaration from Municipal Authority concerned.
5. Copy of Registration Certificate of the Developer.

6. Copy of Certificate of Registration of Slum Dweller's Co-operative Housing Society (if any)
7. The list of slum dwellers who have given consent to the Developer, along with Attested Xerox copies of the original consent letters OR the Certified copy of the Resolution of Co-operative Housing Society appointing the Developer for Rehabilitation Scheme.
8. Land ownership documents
 - a. Registered Sale Deed / Registered Conveyance / Registered Long term lease deed / Registered Power of Attorney and Development Agreement / Order of any Civil Court to that effect if any.
 - i. Registration number / 20..... Dated (Office of Sub Registrar ,)
 - ii.
 - iii.
 - b. Certified extract/s of 7/12 (Survey Number) / Property Card (City Survey /Number) / Form B (Final Plot Number), (the copies of 7/12 and Property Card for at least past 30 years)
 - c. Search and Title Report of the Property by Adv. Dated
 - d. Measurement plan of the land
Office, मो.र.नंबर (Measurement Plan No)
 - e. Plane Table and Cadastral survey of slum area.
9. Zoning and Demarcation Certificate of slum area along with DP opinion obtained from Pune / Pimpri Chinchwad Municipal Corporation.
10. Opinion in relation to Acquisition of land under slum obtained from Pune / Pimpri Chinchwad Municipal Corporation.
11. TDR Zone Certificate of slum area obtained from Pune / Pimpri Chinchwad Municipal Corporation.

I have paid the necessary Application Form fee to the office of SRA and obtained receipt No. Dated (Copy Enclosed)

Architect
Signature

Name

Registration No.
Contact
Address

Developer / Owner
Signature

Name

Registration No.
Contact
Address

SLUM REHABILITATION AUTHORITY, PUNE AND PIMPRI CHINCHWAD AREA, PUNE

ANNEXURE - I

Form giving particulars of Scheme for Rehabilitation and Development of Slum

1. Slum			
i	Name of the Slum		
ii	Whether partial or complete area under slum is proposed for development		
iii	Whether any community economic area is included in proposed development.		
2. Developer / Owner			
i	Name of the Developer / Owner		
ii	Registration No. and Date		
iii	No of other Slum Schemes submitted in the name of present Developer.		
iv	No of Firms/ Companies wherein I have been registered as Developer of SRA		
v	No of other Slum Schemes submitted in the name other than present Developer.		
3. Architect / Firm			
i	Name of the Architect		
ii	License No.		
4. Structural Engineer / Firm			
i	Name of the Structural Engineer		
ii	Registration / License Details		
5. Details of Land under development (if slum area is a conglomeration then details of each S.No. / CTS No. / FP. No. shall be annexed in form of table and the total area mentioned herein below:			
i	S.No. / Hissa No. / CTS No. / FP. No.		
ii	Total Area		
iii	Area under Slum for development		
iv	Area Owned by the Developer		
v	Area to be acquired by the Developer		
vi	Ownership	Private/ Trust/ Waqf / Municipal Corporation / Government	
6. Slum Declaration u/s 4(1) of the Slum Act			
i	Date of Declaration in MGG and page no		
ii	Area declared as slum		
iii	The area under development which is included in area declared as slum		
iv	The area under development which is not included in area declared as slum		
v	Is community economic area included in declared area		
7. Slum Profile			
i	Total no. of existing hutments	Residential	
		Non residential	
		Other	
		Total	
ii	No. of Structures belonging to Municipal Corporation		
iii	Area of community economic area		
8. Details of Consent to the Developer			
i	Whether CHS is constituted		
ii	Resolution of CHS and Date giving consent to the Developer		
iii	Total no. of Slum Dwellers		
iv	No. of Slum Dwellers who have given consent to the Developer		
v	Percent of total slum dwellers giving consent to the Developer		
9. Remarks as per approved Development Plan			
i	Development Plan Zone		
ii	TDR Zone		

iii	Width of access road available																			
iv	Permissible FAR																			
v	Permissible height																			
vi	Details of sanctioned layout if any																			
10. Details of area available for Rehabilitation and Development																				
i	Total area under slum																			
	Deduction for																			
ii	Reservation if any in DP																			
iii	Non Buildable area as per DP																			
iv	Amenity Space (5%) if any																			
v	Proposed DP Road or Road Widening if any																			
vi	Set back area to be deducted																			
vii	Net plot area (i - (ii+iii+iv+v+vi))																			
viii	Probable no. of Eligible slum dwellers @ 80% of total slum dwellers																			
ix	Tenement density ((viii / vii) x 10000)																			
x	Actual FSI available for construction																			
11. Details of Rehabilitation and development																				
i	No. of Rehabilitation Tenements	<table border="1"> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Non Residential</td> <td></td> </tr> <tr> <td>Others</td> <td></td> </tr> <tr> <td>Total</td> <td></td> </tr> </table>	Residential		Non Residential		Others		Total											
Residential																				
Non Residential																				
Others																				
Total																				
ii	Transit camp arrangement proposed	<table border="1"> <tr> <td>a</td> <td>Transit accommodation of SRA</td> <td>YES/NO</td> </tr> <tr> <td>b</td> <td>Transit accommodate PMC/PCMC</td> <td>YES/NO</td> </tr> <tr> <td>c</td> <td>On site transit camp construction</td> <td>YES/NO</td> </tr> <tr> <td>d</td> <td>Transit camp construction on rental site</td> <td>YES/NO</td> </tr> <tr> <td>e</td> <td>Rental reimbursement in lieu of transit accommodation</td> <td>YES/NO</td> </tr> <tr> <td>f</td> <td>Any other (Give details separately)</td> <td>YES/NO</td> </tr> </table>	a	Transit accommodation of SRA	YES/NO	b	Transit accommodate PMC/PCMC	YES/NO	c	On site transit camp construction	YES/NO	d	Transit camp construction on rental site	YES/NO	e	Rental reimbursement in lieu of transit accommodation	YES/NO	f	Any other (Give details separately)	YES/NO
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e	Rental reimbursement in lieu of transit accommodation	YES/NO																		
f	Any other (Give details separately)	YES/NO																		
iii	Amenities/ Facilities available for construction on site	<table border="1"> <tr> <td>Water supply</td> <td></td> </tr> <tr> <td>Sewerage system</td> <td></td> </tr> <tr> <td>Access road</td> <td></td> </tr> <tr> <td>Electric supply</td> <td></td> </tr> </table>	Water supply		Sewerage system		Access road		Electric supply											
Water supply																				
Sewerage system																				
Access road																				
Electric supply																				
12. Approximate cost of the project																				
i	Cost of.....SqM Rehab. Component @ ₹.....per SqM	₹																		
ii	Cost of.....SqM Sale Component @ ₹.....per SqM	₹																		
iii	Cost estimated for transit accommodation	₹																		
iv	Total cost of construction (i+ii+iii)	₹																		
v	Supervision Charges (5% of iv)	₹																		
vi	Interest burden (15% for half the project period)	₹																		
vii	Price variation @ 10%	₹																		
viii	Infrastructure cost @	₹																		
ix	Contribution @ ₹ 40000 per tenement as maintenance charges	₹																		
x	Development charges	₹																		
xi	Premium	₹																		
xii	Cost for Acquisition of Land under Slum	₹																		
xiii	Any other cost	₹																		
xiv	Total estimated cost of the project	₹																		

Declaration

I hereby declare that I am the owner / lessee / mortgagee in possession of the plot on which the Scheme of Rehabilitation and Development is proposed, and that the statements made in this form are true and correct to the best of my knowledge.

I also certify that I have not Registered myself as a Developer in the name of any other Firm / Company or any other form under the provisions of The Slum Act 1971. I have Registered myself as a

Developer in the name of other Firm / Company or any other form under the provisions of The Slum Act 1971, the details of which are given in separate chart annexed hereto.

I am herewith submitting the details of all Slum proposals other than the present scheme along with their current status in separate chart annexed herewith.

Date:

Signature of Developer/ Owner

I/We have been appointed by the applicant as his Licensed Architect / Engineer. I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked al the statements made by the applicant as in the above form and statement and found them to be correct.

Date :

Signature of Licensed
Architect / Engineer

SLUM REHABILITATION AUTHORITY, PUNE AND PIMPRI CHINCHWAD AREA, PUNE

ANNEXURE - II

Details of the Slum Rehabilitation and Development Scheme and the List of Slum Dwellers

1	NAME OF THE DEVELOPER	
2	NAME OF THE SLUM	
3	PETH / TP SCHEME	
4	VILLAGE	
5	SURVEY NO.	
6	CITY SURVEY NO.	
7	FINAL PLOT NO.	
8	TOTAL AREA UNDER THE SCHEME	
9	AREA DECLARED AS SLUM	
10	WHETHER CADASTRAL MAP ATTACHED	
11	TOTAL NO. OF STUCTURES IN THE SCHEME	
	RESIDENTIAL	
	NON RESIDENTIAL	
	OTHER	
	PMC / PCMC STRUCTURES	
12	TOTAL NO. OF SLUM DWELLERS	
13	NO. OF SLUM DWELLERS WHO HAVE GIVEN CONSENT TO THE DEVELOPER	
14	PERCENT OF SLUM DWELLERS WHO HAVE GIVEN CONSENT TO THE DEVELOPER	

Signature of the Developer

SLUM REHABILITATION AUTHORITY, PUNE AND PIMPRI CHINCHWAD AREA, PUNE

ANNEXURE - III

Annexure Regarding Financial Capacity of the Developer to Execute SRA Scheme

No.	Particulars	Details to be furnished
1.	Name of the Developer	
2.	Address of the Developer	
3.	Status of the Developer Firm (Proprietary/Partnership/Company)	
4.	Whether Memorandum of Association/Registered Partnership Deed attached?	Yes / No
5.	Whether Income Tax Returns for the last Three consecutive years attached for the present project? a. Year b. Year c. Year	Yes / No
6.	Whether Audited Statement for the last Three consecutive years attached? a. Year b. Year c. Year	Yes / No
7.	Whether Income Tax Clearance Certificate for the last preceding year attached for the present project?	Yes / No
8.	Is the Developer registered with SRA by name of any other Firm/Company?	Yes / No (Give Details if Yes)
	a) If yes, is the Developer undertaking any other Slum Rehabilitation Scheme within the area of PMC/PCMC, by the Firm/Company name? b) Whether Income Tax Clearance Certificate for the last preceding year attached for the Slum Rehabilitation Scheme mentioned in (a) above? c) Total number of Schemes undertaken by the Developer with the present Firm Name? d) Total number of the Schemes undertaken by the Developer by any	89

	other Firm/Company name?	
	e) Total number of Schemes undertaken by the Developer under SRA? (c+d)	
9.	Approximate Funds required for the construction of Rehabilitation tenements for the present project?	
	a) Initial investment ready for the construction of current project (Min.25% of the total construction cost should be ready with the Developer while submitting the project)	Yes / No Proof of funds available - a. b. c. d.
	b) Plan for 75% of the amounts required for completing the Scheme will be made available from?	Proof of Sources from which funds will be made available - a. b. c. d.
10.	Has the Developer acquired rights in the Land under proposal? a) If yes, provide the nature of rights by way of Ownership/ Development Rights? b) If not, the expected expenditure on account of acquisition of such rights needs to be taken into account while estimating Funds required for the construction of Rehabilitation Tenements?	
11.	Is there any Litigation History regarding the land under proposal?	Yes / No If Yes, provide the details in separate sheet containing Case No. Name of parties and Stage of the case.

I hereby certify that, I have been registered myself as a Registered Developer of SRA under _____ name vide Certificate No. SRA/_____/____ dated _____ and the composition of my Partnership Firm/Company remains the same since the date of registration with SRA.

I hereby certify that, I have been registered myself as a Registered Developer of SRA under _____ name vide Certificate No. SRA/_____/____ dated _____. However, the name/ composition of my Partnership Firm/Company have

been changed. I am submitting herewith copy of Registered Partnership deed/Affidavit in consequence of the said change.

I hereby certify that, I have been registered myself as a Registered Developer of SRA under _____ name vide Certificate No. SRA/_____/____ dated _____. I know and understands that, if the name/ composition of my Partnership Firm/Company changes by any reason whatsoever, the same shall have to be effected with the prior approval of SRA.

Signature of the Architect *Chaudhary.*
Accountant.

Signature of the Developer

