



SLUM REHABILITATION AUTHORITY

No. SRA / ENG / CEO / 2024 / 9524
Date : 21 FEB 2024

Circular No. 2/6

CIRCULAR

Sub : Defect Liability Period for Rehabilitation Buildings in all SR Schemes.

Ref : Circular No.108, u/no. SRA/ENG/CEO/829/Gen dt 29.11.1996

In order to ensure the quality control of the proposed Rehab building in S.R. Scheme & to attend further repairs/maintenance after occupation, the Defect Liability Period (DLP) in circular no. 108 was 3 years & responsibility of developer was fixed up by incorporating condition in Letter of Intent (LOI) & Occupation Certificate Letter (OC).

Enquiry committee constituted for the Fire Incidence at Jai Bhavani Mata SRA CHS in P/South ward on 06.10.2023, has suggested/recommended to increase the Defect Liability Period from 3 years to 10 Years.

Defect Liability Period as per para 1.1 of Government Resolution u/no. संकीर्ण-२०१८/प्र.क्र. १५१/इमारती-२ dated 14/01/2019 of Public Work Department (PWD) for RCC frame works is 10 years.


Further, as per note (a) (iv) of Latent Defect Liability in the Annexure- X, the professionals & Construction Company including contractor, sub-contractor involved in construction shall be held liable for any structural flaws or defects in the Building with BUA 750 sq mt. and above for period of Ten (10) years after the date of grant of occupation cum building completion certificate except in case of calamities, damages due to war, riots.

After careful observations, this Authority has decided to enhance the Defect liability period from 3 years to 10 years.

Henceforth, the Engineering Staff is directed to incorporate the necessary condition for all SR Schemes in LOI /revised LOI or IOA/amended IOA for Rehab buildings including Project Affected Person (PAP) & Permanent Transit Camp (PTC) under regulation 33(10) & 33(11) of DCPR 2034. Also, the said condition shall be incorporated in the OC letters for rehab building which are already constructed but Occupation Certificate (OC) is not yet granted. stating that

"The Developer shall be held liable for any repairs/rectification required in the defect liability period of 10 years from the date of grant of Occupation Certificate (except in case of calamities, damages due to war, riots) to the Rehab building/Rehab portion of composite Building for which Bank guarantee & deposits of the developer shall be withheld with SRA."

The above direction will come into force with immediate effect from date of issue of this circular.


**Chief Executive Officer
Slum Rehabilitation Authority**

- १) मा. मुख्य कार्यकारी अधिकारी यांचे स्वीय सहायक यांना माहितीसाठी सविनय सादर.
- २) मा. सचिव यांचे स्वीय सहायक यांना माहितीसाठी सविनय सादर.
- ३) उपमुख्य अभियंता/झोपुप्रा
- ४) वित्त नियंत्रक (संचालक)/झोपुप्रा
- ५) तहसिलदार १ व २, ३ (विशेष कक्ष)/झोपुप्रा
- ६) कार्यकारी अभियंता/झोपुप्रा १ ते ८
- ७) उपसंचालक, नगर रचना/झोपुप्रा
- ८) मिळकत व्यवस्थापक/झोपुप्रा
- ९) बायोमेट्रिक सर्व्हेक्षण सेल/झोपुप्रा
- १०) प्रशासकीय अधिकारी/झोपुप्रा
- ११) सहाय्यक निबंधक (सहकार विभाग)/झोपुप्रा
- १२) जनसंपर्क अधिकारी/झोपुप्रा
- १३) कार्यकारी अभियंता (देखभाल विभाग)/झोपुप्रा
- १४) उपसंचालक भूमी अभिलेख (नगर भूमापन विभाग)/झोपुप्रा
- १५) मुख्य विधी सल्लागार/झोपुप्रा
- १६) मुख्य विधी सल्लागार शिखर तक्रार निवारण समिती/झोपुप्रा
- १७) सक्षम प्राधिकारी १ ते १०/झोपुप्रा
- १८) माहिती व तंत्रज्ञान अधिकारी/झोपुप्रा
- १९) मुख्य लिपिक (अभियांत्रिकी शाखा)/झोपुप्रा