

EXHIBIT - A

Government of Maharashtra Gazette April 9, 1998/  
Chaitra 19, Shdee 1920 1920 ( Part one)

SLUM REHABILITATION AUTHORITY

5th Floor, Griha Nirman Bhavan, Bandra (East ), Mumbai 400  
051 - Number: SRA/ DDTI/Scheme/482 - Whereas the Government  
in accordance with the sub-section (1) and (2) of section 3(A)  
of Maharashtra Slum ( Improvement, Clearance and  
Rehabilitation) Act, 1971 and vide Government  
Notification Number SRA 1095/M. NO. 37 / HSG Cell, dated 16  
December, 1995, has constituted Slum Rehabilitation  
Authority ( hereinafter referred to as The said Authority )  
for rehabilitation of Slum in Greater Mumbai area.

And whereas the said Authority, with the prior  
permission of the State. Government, prepared a General Slum  
Rehabilitation scheme, in accordance with the provisions  
of Sub-Section 1 of section 3. (b) of the said act, for  
Greater Mumbai area and in accordance with the provisions of  
Section 3 (b) (2) of the said Act, as regards the various  
provisions of Provisional Slum Rehabilitation Scheme for the  
Greater Mumbai, in order to call for suggestions and  
objections, Public Notice Number SRS / Authority / Scheme 1  
dated 17th April, 1996 is published in a Maharashtra  
Government Gazette, on pages 262 to 267, Part 1, Konkan,  
Divisional Supplement, dated 6th April, 1996 ( hereinafter  
referred to as the said Provisional Scheme).

And whereas, upon considering the suggestions and objections received within a prescribed period of 30 days from the date of publication of this said provisional scheme in the Government Gazette, necessary changes are made in the provisional scheme and the Chief Executive - Officer, Slum Rehabilitation Authority jsubmitted the same for approval in the meeting, of Slum Rehabilitation Authority held on the date 15 January, 1998,

And whereas the said provisional scheme together with the changes made therein and as mentioned in the schedule annexed hereto, is sanctioned in accordance with the provisions of section 3 of the Act by Slum Rehabilitation Authority under its resolution No. 6. 10. 7 passed in the meeting of the Authority held on the date 15 January, 19. 98, ( hereinafter the same is referred to as the said scheme.

-Therefore, now, by this notification, the said scheme is published in the Maharashtra Government Gazette, in accordance with the provisions of Section 3 (B) Sub-section (3) of the said Act is "Slum Rehabilitation Scheme", for Greater Mumbai area, as mentioned in the annexed Schedule.

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CCHEDULE

Slum Rehabilitation Scheme

As per 1985 census, the No. of families staying in the slums or in the huts of Kachha Construction which are hazardous to health, in Greater Mumbai, weas about 9. 02 lakhs. In other words this figure of hutment dwellers in

Greater Mumbai would be about 40 to 45 lakhs, the said figure increased considerably during last 3 years.

In order to resolve the Slum problems, the . State Government: implemented from time to time, Slum Clearance Scheme.; Slum Improvement Scheme and Slum Upgradation Scheme. However, these alternatives had no effect in permanently resolving the said problem. Further in March 1991/ the State Government, by providing incentive in the form of Floor Space Index under Development Control Rules; declared a Slum Redevelopment Scheme. However, the response received thereto was limited.

The Government, with a view to give Pucca houses to the hutment-dwellers in Greater Bombay, had to set up a study group comprising of experienced experts on this; subject, and of the officers to reconsider the fundamental of the present Slum Redevelopment scheme and this study group, set-up under the Chairmanship of Shri Dinesh K. Afzalpurkar, the erstwhile Chairman of the Bombay Port Trust, submitted its report to the Government on 20th July, 1995. The Government, thereafter, considered the various recommendations made by the study group and has taken a decision to implement Slum Rehabilitation Scheme in the Greater Bombay Area. '

#### 1) Slum Rehabilitation Scheme.

Under this scheme, flats of a permanent construction, having carpet area of 225 sq. ft. will be constructed by consuming additional F. S. I. on the lands occupied by the slums and buildings will be constructed

for selling in the open market under Development Control Rules, slum dwellers will get free houses from the funds received by the sale of units in the open market. Due to the said scheme, the slum dwellers will get good houses of permanent construction, environment will be improved and the houses will be available for sale in open market. Such Scheme, which would serve triple purpose will be implemented by Slum Rehabilitation Authority in the following manner.

2) Appointment of Authority

A) Under Sub-Section 1 and 2 of Section 3A of the Maharashtra Slums (Improvement, Clearance and Redevelopment) Act, 1971, an independent Authority comprising of 16 members shall be constituted for all out technical and administrative control over the Slum Rehabilitation Scheme for Greater Bombay and for fully implementing the Slum Rehabilitation Programme and the said Authority shall consist of one Chairman, One Chief Executive Officer and other 14 members and they all will be appointees of the staff Government. The Authority is given a status of Corporation. B) If the developer (Owner / Developer/ Voluntary Organisation/ Housing Societies of Slum Dwellers) appointed for implementing the Slum Rehabilitation Scheme is found to be unfit by the Authority, then such developer will be declared as ineligible. 3) Criteria about the Slum Rehabilitation Area; -Following area should be deemed as "Slum Rehabilitation Area".

1) The Slum which is censused in the year 1976 and prior to that or thereafter or and which is declared and notified as Slum under Maharashtra Slum (Improvement Clearance and Redevelopment) Act, 1971 and upon atleast 70% of the total Slum dwellers from such slums coming together and giving consent to participate in Slum Rehabilitation Scheme and upon such scheme being sanctioned such slum area shall be deemed as slum Rehabilitation Area.

2) If any portion of any slum or footpath is declared as 'Slum Rehabilitation Area' by the Authority then such area shall be deemed as 'Slum Rehabilitation Area'.

3) If, any area which is fit to be declared as Slum Area under Section 4 of Maharashtra Slum Area (Improvement, Clearance and Redevelopment ) Act, 1971 or any other area for which the Slum Rehabilitation Scheme is necessary, to be implemented, is declared as "Slum Rehabilitation Area" by the Authority, then such area shall be treated as Slum Rehabilitation Area.

4) If the scheme proposed for construction of provisional or permanent transit camp is approved by Slum; Rehabilitation Authority then the said area shall be treated as "Slum Rehabilitation Area",

5) In order to shift the hutments situated over the land required for public purpose if rehabilitation scheme is sanctioned for the same over an open plot then such open plot shall be deemed as "Slum Rehabilitation Area".

6) In order to implement the Slum Rehabilitation Scheme in a proper manner, if some surrounding areas are included in such scheme, then such area can be declared as 'Slum -Rehabilitation Area".

4. Condition for eligibility of beneficiary and consent of Beneficiary to the Scheme.

(a) As per the enumeration of huts carried out in the year 1976 and as per the enumeration carried out as per the electoral rolls of 1980/85 and the names of, those Slum dwellers / foot path dwellers whose names are figures in the electoral roll of the date 1st January, 1998 and those who are residing at the same address, such Slum dwellers, will be deemed eligible to get free houses under Slum Rehabilitation Scheme and they will be rehabilitated. However, the eligible beneficiary cannot be transferred, his flat during the completion of the project, and upto 10 years after the same is allotted to him, by way of sale/ mortgage/ lease or in any other manner, (B) Even if the names Of Slum-dwellers / footpath

dwellers do not appear in the electoral - Roll of the date 1st January, 1995 but did appear in electoral roll of the year, -1985 or 1990 shall be eligible, but, such slum dweller should have continuous residence in that particular slum,

(C) Similarly, also the hutment dweelers from the Slum who have cone after the year 1985 and whose names and residence are on the same addresses and appear in the electoral rools of 1. 1, 95 shall be deemed eligible.

D) While rehabilitating, the huts Cluster approach shall be adopted.

E) If the house or hut No. does not figure in the electoral roll then in that event the Competent Officer appointed by the Government shall be empowered to verify the eligibility of hutment dwellers and to take decision accordingly.

F) Although the hut number or name does not figure in the electoral roll of the date 1. 1. 95 but the said hutment dweller is residing at; the said place from prior to the date 1. 1. 95 then in such cases the Competent Officer appointed by the Government shall determine the eligibility as per the guidelines provided by the Government.

G) While submitting Slum Rehabilitation Scheme from the Slum Dwellers on any plot, it shall be necessary to have consent of 70% of the total slum -dwellers to participate in such scheme and a Consent letter to this effect is required to be submitted to the Authority, by the Slum dwellers.

H) If the Slum Rehabilitation Scheme is submitted to the Authority for approval through hutment holders co-operative Society then it shall be given a preference.

I) If the names of the holders of the house in the slums, under non-residential use, do not figure in the electoral roll then their residence prior to 1st January, 1995, their photo-pass, electricity bill and other proofs shall be verified by the Competent Officer/ Authority and the eligible shall be

determined,

J) Only if the non-residential. - tenement is independent and separate from the residential huts, the tenement holder, shall be deemed eligible for a separate flat,

5. Area of the flat being available under rehabilitation Scheme. (

A ) Any hut in Slum, irrespective of the total number of persons residing in it, expense of the family, present area of the hutment, shall be treated as a single hut and a permanently constructed flat of the carpet area 225. sq. ft, shall be allotted free of cost.

(B) In respect of non-residential use, the area under use and certified so, by the Competent Officer or a Carpet area of 225 sq. ft. whichever is less shall be allotted free of costs.

(C) If the area of the hut under non-residential use is more than 225 sq. ft. then treating such additional areas as maximum, then the concerned, upon his demand, shall be given an opportunity on priority basis to purchase the areas, which is in addition to 225 sq. ft. at market rate.

(d) Only one alternative flat shall be allotted for one existing hut.

6, Who can undertake Slum Rehabilitation Scheme:

Slum dwellers Co-operative Housing Society/ Non-Governmental Organization engaged in Social Work

Landlord / person or body developing. 'the land can undertake this scheme, they shall be treated as 'Developers'.

Every Developer-should be financially capable of undertaking and completing the scheme. The Authority shall make the necessary verification in this regard prior to according the. sanction to scheme.

7. Municipal Taxes to be levied on the flat and provisions in that regard,

A) In order to make bearable the burden of Municipal taxes to be levied on the tax constructed under Slum Rehabilitation Scheme, the same shall be reduced to a large extent.

B) The developer shall first deposit with the Authority deposit, amount of 20 thousand for each rehabilitated flat and from the interest earned therefrom the tax, maintenance end other expenses required to be paid to the flat, shall be paid.

8. Rehabilitation on the same land: A) Considering the capacity of the land in Greater Mumbai and considering the constrains on account of geographical situation of Mumbai, the guidelines of rehabilitating the slum from -Greater Mumbai, as far as possible, on the same land shall be accepted policy.

However, if a plot occupied by slum is under non-convertible reservation for purpose or if the hutment is situated at the place which is hazardous to health then rehabilitation of such slum dwellers will. have to be done at some other place, subject to

availability of land.

B) In case. of the hutments located over the plots of the Central Government or it's undertaking the Slum Rehabilitation Authority shall develop Coordination with the concerned machinery and help in implementing Slum Rehabilitation Scheme.

9. Development of basic amenities for hutment dwellers:

A sum of Rs.. 840/- per sq. mtrs. of the carpet area in excess of admissible floor space index of the plot shall be recovered from each of the developer for the expenses of basic amenities. This charge shall be in addition to presently existing development charges. 10., Incentives to be given to the developers in the form of additional floor space index;

The floor space index shall be increased for Slum Rehabilitation Scheme. But, not more than 2.5 floor space index shall be used for any portion or plot of any land. For this purpose, the Greater Mumbai has been divided into three divisions. The proportions of the construction to be made for rehabilitation and for sale in open-. market in these three divisions, shall be as per the below mentioned table: -

T A B L E

S. No. Division	Zone/	Construction required for rehabilitation.	Construction to be allotted for sale in open market.
		2	3

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1	Mumbai City	10 sq. mtrs.	7. 5 sq. mtrs.	Islands.
2	Suburbs and suburbs.	10 sq. mtrs.	10 sq. mtrs.	extended
			*	
3	Dharavi & similar dense area.	10 sq/	mtrs. 13.	33 sq. mtrs.

(B) In case of the Slums which are densely populated, if tenements, to be sold in open market, cannot be constructed over any plot in such hutment by consuming 2. 5 F. S. I, then at such sites, F. S. I. in addition to 2. 5 F. S. I, shall be given as Transferable Development Rights'( TDR).

(C) Considering the ceiling on the height of the building over any plot and financial non-feasibility of a project, owing to location of. ths land, if it is not possible to use the admissible 2. 5 F. S. I, on the same land then, F. S. I. less than 2. 5 shall be made admissible for the said land and the remaining proportionate F. S. I, shall be given.

(D) While rehabilitating any slum, atleast 500 flats per hectaie will be constructed as rehabilitation flats. The flats, which shall be in excess to the flats, to be. allotted to the slum dwellers, they will be handed over to the Authority.

(E) Such handed over flats will be given to the slum dwellers affected by development project or as Transit Camp cr will be given for rehabilitation of Slum-dwellers/ foot-path dwellers.

(F) If a Co-operative Housing society of the Slum dwellers takes initiatives and implements scheme as

developer, then 5 percent area of the total nonresidential area, required for the rehabilitation, will be given as additional non-residential area for the use of commercial purpose. However, the said area will be in the name of the Co-operative Housing Society of the rehabilitated Slum dwellers and the income of Cooperative Housing Society.

(G) 'Transferable Development Rights ( TDR ) will be given in accordance-with Scheme A-B of Development Control Regulation Number 33 (10).

11. Ownership of land occupied by Slum, after rehabilitation, ownership of flats, lease -and other conditions: -

(a) After the rehabilitation of the slums located on the Government or Semi - Government land, the plot used for rehabilitation will be given to the Co-operative Housing Society of the Slum-dweller, together with the building thereon on lease for a period of 30 years. Initially, the said plot together with the building thereon will be given lease-rent at the rate of Rs. 1000/- per annum per 4000 sq. mtrs. for a period of 30 years from the date of possession of the land together with the building is given to the society. The said lease can be again renewed for the period of 30 yec. rs. Even the plot available for selling in the open market will be given on lease in accordance with the aforesc. id conditions only.

(B) Before carrying out the redevelopment work of the Slums located on the private lands, the consent of

the owner is required.

(C) If the private owner, causes hindrance, when there is consent of 70 percent eligible Slum Dwellers to the scheme then the said land will be acquired by the Government, as per the law; and Slum Rehabilitation Scheme, can be implemented.

(D) The flats allotted free of costs to the beneficiaries of the Slum Rehabilitation Scheme shall stand jointly in the names of husband and wife and the said ownership right shall be through the Co-operative Housing Society.

(E) The flat, in any circumstances, can not be transferred. The persons eligible under this scheme, can not transfer the flat in any circumstances, by way of sale/ mortgage / rent or in any other manner, for the period of first ten years from the allotment of the flat at free of costs. If such transfer is made without heirship right: then the said flat will be taken in possession by the Authority.

## 12. Transit Camps;

1. Temporary Transit Camp - It shall be the responsibility of the developer, who undertakes the project work, to provide the transit camp.

2. As far as possible, while the construction/reconstruction of flats are under way, developer himself has to make an arrangement of providing temporary accommodation to the Slum dwellers in the transit camp. On the recommendation of the authority, the transit tenement of Mumbai Housing

Board, can get, if the same are available.

3. In order to construct transit camps of a temporary nature, it is permissible to construct transit camps of temporary nature even on the open space available in the layout. On receiving the consent of the original owner, permission will be given within 15 days. However, temporary transit camps should be demolished within, 30 days after the construction work. of rehabilitation is complete.

(B) Permanent Transit Camps: In order to enable to use the transit camps for Slum Rehabilitation Scheme in Greater Mumbai area, additional ( increased ) Floor Space. Index, - as shown in belowmencioned table,, can be used. for constructing permanent transit camps.. lsl

Sr. No.	Location	Total Floor space	index.
1	2	3	
1.	Extended Suburbs	Suburban 2. 50	&
2.	Dharavi or any dounse area as specified to time by Slum Rehabilitation Authority.	2. 99	from time
3.	Government and Public undertakings lands in Mumbai Island.	2. 30	owned

Out of the aforesaid floor space index, the generally admissible Floor Space Index of the boncerned area, can be utilised for the purpose, for which the same is referred in the Development Plan layout and remaining/ Additional Floor Space Index can be used only for constructing ransit camps and for that purpose, following two options are available -1. Tenement in the Transit camp shall be of 20. 90 sq. mtrs. (225 sq. ft. )  
- The same shall be used for 10

years to shift the slum dwellers under Slum Rehabilitation Scheme, as Transit Camps, on the rent as fixed by Chief Executive Officer, Slum Rehabilitation Authority. After 10 years' the said tenement would be available for the use of the original owner.

2. As per the table given hereinbelow, in the second option, additional Floor space Index, can be used for the flats of Slum Rehabilitation Authority and for selling of the units in the open market.. LSI. LSI

TABLE

Sr. No.	Location	Excess/ Additional floor space index.	FSI to be used for Flat. of sale in	FSI to be used for SRA's units
1.	Suburban & extended suburbs.	1. 50	0. 70	0. 75
2.	Dharavi or dense 95 area as specified from time to time by the S. R. A.	1. 66	0. 71	0.
3.	Government and Public Undertaking owned lands in Mumbai island.	1. 00	0. 57	0. 43

In this option, as the additional F. S. I. can be sold in the open market, the tenements constructed for the use of Slum Rehabilitation Authority, have to be transferred free of costs to the Slum Rehabilitation Authority All the rules that applicable to the rehabilitation Units being constructed under Slum Rehabilitation Scheme will be applicable to the flats being constructed for transit camps.

13. Guidelines for allotment of tenements in transit camps constructed as stated in clause 12 (E)

above.

(A) Transit camps will be given on priority to such Slum Rehabilitation Scheme which is commenced and permission to' which is granted to commence the construction.

(B) The possession of the transit camp constructed under 12(b) (1) shall be in favour of concerned Society of landlord and its allotment will be under the control of the Authority.

(C) Those persons who are to be shifted for the projects of the Central Government/ State Government: / Greater Mumbai Municipal Corporation or for rehabilitation for footpath dwellers, and which are to be rehabilitated and for such residents, the said tenements could be used, the terms and conditions of such allotment will be fixed by the approval of the Authority.

14. To set in motion this Rehabilitation Programme with pivotal role played by and the participation 'of the hutment dwellers' co-operative Societies and to encourage them for implementing this scheme with the. i r actual... Pivotal role

1. Preference shall be given to the proposal submitted by the registered co-operative society of the slum dwellers.

2. This proposal shall be immediately scrutinised.

3. The guidance on various subjects like -- Land

Revenue Rules, Co-operative Societies Act, Stamp Duty Act etc. shall be made available through the Authority.

4. The non-residential area to be granted among the units to be rehabilitated shall be five per cent more than the non-residential area admissible to the other developers.

5. If non governmental social organisation takes initiatives and implements the scheme then 5 per cent additional non-residential area will be granted to it. However, in order to get such facility, those non governmental social organisation, which takes initiatives, should have obtained certificate either from Tata Institute of Social Sciences or Nirmala Niketan that they are genuinely taking initiative for slum dwellers, as well as the organisation should have obtained approval from Slum Rehabilitation Authority.

6. The entire responsibility of making Financial arrangement for the project shall be of Co-operative Housing Societies or developer. In order to facilitate such financial provision, adequate incentive has been given in such scheme in the form of construction to be carried out for open market.

7) It is imperative to give publicity to the Scheme, which has been prepared by a Developer for a particular slum.

. 15. Other provisions of the scheme as per the provisions of the Act:

(A) In order to see that the hutment - dwellers do participate: n the scheme, a meeting shall be called

and a direct dialogue with all the eligible hutmens dwellers shall be held and they will. l be encouraged to participate in the scheme.

(B) The slum dwellers will be provided guidance through Common Development Cell of the Authority by visiting the site of Slum personally.

(C) After carrying out the survey of the slums suitable for rehabilitation and such slum-dwellers will be provided information by the Authority as to how the scheme should be formulated (prepared ) on whose help should be sought etc.

(D) After submitting the proposal, for sanction, obtaining consent of 70 per cent slum-dwellers, if remaining 30 per cent persons cause obstruction in the scheme then legal action will be taken against them.

#### 16. Rehabilitation of Foot-path dwellers in Greater Mumbai.

■1. Criteria pertaining to size, of the residential flats and the qualification about the eligibility shall be applicable to foot-path dwellers ?ike under Slum Rehabilitation Scheme.

2. Rehabilitation of footpath dwellers will be made at other places.

3. All other terms and conditions pertaining to implementation scheme and that applicable afterthe flats are handed over, shall be in accordance withthe Slum Rehabilitation Scheme.

Note: Copies of this notification and schedule

pertaining to Slum Rehabilitation Scheme will be available for sale and information at Government Printers, Charni. Road, Mumbai - 400 004 and at the office of the Authority, moreover a copy of the scheme is available for information in the office of-

1. Deputy Director Town Planning, Greater Mumbai Insa Hutments, E- Block, Azad Maidan, Mahapalika Marg, Mumbai - 4 00 001.
2. Chief Engineer, Town Development Scheme, 4th Floor Greater. Mumbai Municipal Corporation Office, Mumbai - 400 001.
3. Collector, ( Encroachment ) Old Customs House, Shahid Bhagat Singh Road, Mumbai - 400 020.
4. Collector, Mumbai Island City, Mumbai - 400 02C.
5. Collector, Mumbai Suburban District, Bandra (East), Mumbai 400 021.

Gautam Chatarjee Chief Executive  
Officer, Slum Rehabilitation Authority.

Mumbai, 1st April, 1998.