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**GUIDELINES  
FOR  
THE IMPLEMENTATION  
OF  
SLUM REHABILITATION SCHEMES  
IN GREATER MUMBAI**

**DECEMBER 1997**

**Slum Rehabilitation Authority  
Housing & Special Assistance Department  
Government of Maharashtra**



Housing and Special Assistance Department,  
Mantralaya, Mumbai 400032  
24th November, 1997

*Secretary*

## FOREWORD

The National Housing Policy has clearly identified that the Government will strive to create an enabling environment to assist all people, particularly those who are shelterless or vulnerable to secure for themselves affordable shelter. In this changing scenario, where the Government would increasingly play the role of facilitator rather than provider, a need has been felt for policies to be re-oriented to take on the increased challenges.

A major challenge is the rehabilitation of slum dwellers in Mumbai. One of the promises given in the "Wachan Nama" charter of commitments of the ruling Shiv-Sena- BJP alliance in Maharashtra is the promise of providing free houses to 40 lakh hutment dwellers in Greater Mumbai.

The "Slum Rehabilitation Authority" has been constituted with the mandate to translate this vision into reality. This booklet of Guidelines for the Implementation of Slum Rehabilitation Schemes in Greater Mumbai incorporates updated information on policy and procedures governing Slum Rehabilitation Schemes.

We are sure that the booklet will prove useful to entrepreneurs, developers, NGOs, bankers and the slum dwellers. We look forward to suggestions for making this publication more useful.

  
(V P RAJA)

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## I. THE GENESIS

Mumbai, the State Capital of Maharashtra, has often been referred to as the Financial Capital of India. The citylights have offered not merely glamour, entertainment, but also wages, and much higher level of assurance of employment, not confined only to the head of the household. Over the years, it naturally has attracted a large number of people from rural and other areas, leading to large scale migration into the mega city. Needless to say that the push factors from rural areas namely drought, flood, landlessness, unemployment, caste-class violence, etc. have also largely contributed to this influx. Its area of 437 sq. km., therefore, now houses a population of around 11 million people. The pace of urbanisation has left far behind the efforts and initiative of planners, local bodies, housing authorities and formal real estate developers in providing affordable housing to a large number of its residents. As long as shelter is not affordable keeping in view the wages paid in the city, literally there is no alternative except the growth of slums, or rather squatter settlements. Today, as a result, over 50% of its residents spread over around 2500 settlements live in unhygienic, deplorable, unsafe huts or shanties called slums; sometimes termed as the low cost, affordable, self-help housing solution innovatively found by the people themselves. These slums have come up on private lands (50%), State Government lands (25%), Municipal Corporation lands(20%), Central Government lands and Housing Board lands (5%). These slum pockets, spread throughout Greater Mumbai, occupy prime real estate, have developed infrastructure in the neighbourhoods and are usually located adjacent to developed housing colonies and industries.

The Governments initial response up to the early 1970s was treating such settlements as illegal and resorting to demolition and clearance. The administration did not bother to see what happened after the slum clearance operation. In general, since their employment and social network compelled them to do so, the squatters simply moved on within the city to another place nearby, or in the most cases rebuilt the hutments in the same place soon thereafter. The demolition efforts not only proved unsuccessful but the fact that the citizens who had become an integral part of the city were being dishoused, was unequivocally termed "inhuman."

The second phase of response was to tolerate the slum structures as a housing solution and provide civic amenities to the slum-dwellers as environmental improvement works. An Act called the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 was passed and improvement works were defined therein. A census of hutments was also carried out in February, 1976 and identity cards were issued to slum families. It was accepted that when slums are to be removed for public purposes, these slums have to be relocated elsewhere. The scheme of taking up environmental improvement works in the slums still continues.

In the next phase that started during the mid-80s, there was a paradigm shift in the Government stand. A programme called slum upgradation was implemented with World Bank assistance. In this programme, the slum land was to be given on long lease of 30 years to the

co-operative society of slum-dwellers at a nominal lease rent. Government also provided upgraded civic amenities and soft loans to the slum-dwellers for renovation of their individual structures on as is where is basis. The land tenure gave the slum-dwellers the much needed sense of security but did not noticeably improve the living conditions and the hygiene of their settlements. Because of the high density of such settlements, upgradation on as is where is basis proved to be difficult. Moreover, the scheme could only be implemented on slums situated on State Government, Municipal Corporation and Housing Board lands which did not have a non-conforming reservation like playground, recreational ground, school, hospital, etc.

In the current phase, the Government of Maharashtra has launched a comprehensive slum rehabilitation scheme by introducing an innovative concept of using land as a resource and allowing incentive floor space index (FSI) in the form of tenements for sale in the open market, for cross-subsidisation of the slum rehabilitation tenements which are to be provided free to the slum-dwellers. Through necessary statutory amendments, the Government has established Slum Rehabilitation Authority (SRA) to serve as a planning authority for all slum areas in Greater Mumbai and to facilitate the slum rehabilitation schemes.

A high powered study group, popularly called the Afzulpurkar Committee, which recommended the slum rehabilitation scheme to the Government, has estimated that in around 80% of the slum settlements, in-situ rehabilitation should be feasible. The study group while recommending the scheme has stated as follows:

"The slums and hutment dwellers of unauthorised structures form an integral part of this vibrant metropolis. All of them undoubtedly have a share in the growth, status and prosperity of this great city. They have had and continue to have a share in building up and maintaining the commercial, industrial and economic importance of Brihan Mumbai. A large percentage of them belong to the scheduled castes and scheduled tribes. We cannot be oblivious of the fact that slum-dwellers have not willingly chosen their shanty structures and unhygienic environment but have been driven to this option due to compelling circumstances as they were thrown out of the formal housing sector, the latter being unaffordable and much beyond their income levels. It is imperative to enhance their standard of living and for which an authorised dwelling unit is a first step in the right direction. This, in turn, will bring about a marked improvement in their hygiene and health as well as raise the level in public hygiene which has fallen to very low ebb. For lifting them from their present levels, cross-subsidisation of the cost of their dwelling units and allotting them free of charge, though not supported by housing philosophy, had become a necessity and a cure in the given situation. The slum-dwellers deserve this preferential-probably unequal treatment to bring them into the mainstream of social, cultural and economic fabric of this pulsating City. As someone aptly put " if inequality has to be removed, there have to be unequal laws". " The study group has relied heavily on this philosophy."

## II. THE CONSTITUTION, FUNCTION AND DUTIES OF SRA

The Government of Maharashtra accepted the recommendations made by the Afzulpurkar Committee. in the December Session of State Legislative Assembly in 1995 and amended the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 to provide for the creation of Slum Rehabilitation Authority (SRA) with a Chairperson, a Chief Executive Officer and fourteen other members. SRA was created by the Government of Notification dated 16<sup>th</sup> December 1995 to function with effect from 25<sup>th</sup> December 1995.

The Chief Minister of Maharashtra is the Chairperson of SRA and a super time scale IAS Officer is full-time Chief Executive Officer of the Authority. The fourteen other members include Ministers, elected members of the State Legislature, Secretaries of the concerned State Government Departments and some non-official members who are experts in the field of Building Construction, Planning, Architecture, Social Services, etc. The full composition of the Authority as on today is a given below :

1. Shri Vilasrao Deshmukh, Chief Minister, (Housing Minister) ,Chairperson.
2. Shri Rajesh Tope, Minister of State (UDD), Member.
3. Shri Dayanand Mhaske, Minister of State (Housing), Member.
4. Shri R.M.Premkumar, Chief Secretary, Member.
5. Shri.Ramanand Tiwari, Principal Secretary.(UDD) Member.
6. Shri V.K.Agarwal, Principal Secretary (Revenue)Member.
7. Shri Jonhy Joseph, Municipal Commissioner, Member
8. Shri N.Ramarao, Principal Secretary, (Housing) Member.
9. Shri J.H.Bhatia,Principal Secretary, (L&JD) Member.
10. Shri Debashish Chakrabarty, Chief Executive Officer.

### SRA's Responsibilities

The powers, duties and functions of the Slum Rehabilitation Authority are :-

- a) to survey and review existing position regarding Slum areas in greater Mumbai.
- b) to formulate schemes for rehabilitation of slum areas.
- c) to get the slum rehabilitation scheme implemented.
- d) to do all such other acts and things as may be necessary for achieving the objective of rehabilitation of slums.

### **SRA as a Planning Authority**

Slum Rehabilitation Authority has been given a status of corporate entity with effect from 3rd January 1997. It is an independent autonomous body.

By amendment carried out to the Maharashtra Regional & Town Planning (MR & TP) Act 1966, SRA has been declared as a planning authority, to function as a local authority for the area under its jurisdiction.

The Chief Executive Officer, SRA has been delegated the powers exercisable under sections 44, 45, 46, 51, 53, 54, 55, 56, 135, and 136 of the MR & TP Act, 1966 by the State Government by its notifications UDD No. TPV 4396 / 492 / CR -105 / UD-11, dated 13th September 1996.

By an amendment to the MR & TP Act 1966, SRA has been empowered under section 37 (1-B) to prepare and submit proposals for modification to the Development Plan of Greater Mumbai.

### **Jurisdiction of SRA**

As per the parameters given under the slum rehabilitation scheme, SRA can declare any area as slum rehabilitation area for the rehabilitation of slums and in certain cases slum areas become slum rehabilitation area by means of deeming provisions. All such slum rehabilitation areas where slum rehabilitation schemes are proposed and being implemented, come under the jurisdiction of SRA.

### **Slum Rehabilitation Scheme**

SRA as required under Sect. 3B of Slum Areas (Improvement Clearance & Redevelopment) Act, 1971 has already prepared a general slum rehabilitation scheme. The same was published for calling objections and suggestions from the general public. After hearing the objections/suggestions, the slum rehabilitation scheme is now under finalisation by SRA.

### **Development Control Regulation (DCR) No.33(10)**

To implement the slum rehabilitation scheme, certain modifications were required to be carried out in the Development Control Regulations for Greater Bombay -1991. Accordingly a notice was published and after hearing objections and suggestions, proposal was submitted to Government in Urban Development Department for certain modifications in DCR no.33(10), 33(13) & 33(14). Accordingly, after following all legal procedures, the same has been sanctioned by Government by its notification No.DCR -1095 /1209 / CR - 273 / 95 / UD -11 dated 15th October 1997. ( Appendix - A )

### **SRA office and its functioning**

The office of SRA, headed by Chief Executive Officer, is located on the 5th floor of Grihanirman Bhavan, Bandra (East), Mumbai 400 051. Its functions are carried out through the following operating departments:

- 1) Planning & implementation.
- 2) Building permission and supervision.
- 3) Eligibility certification, eviction of non-participants and declaration of slum areas and slum rehabilitation areas.

- 4) Registration of co-operative housing societies.
- 5) Land management (Demarcation, sub-division of plots and leasing of slum lands)
- 6) Community Development.
- 7) Accounts and Finance.
- 8) General Administration.

#### **Implementation of the Scheme**

It is the endeavour of SRA to implement the slum rehabilitation schemes by providing a single window clearance for all types of approvals that are required for the project namely formation of co-operative societies, certification of eligibility of slum-dwellers, taking punitive action on non-participating slum-dwellers obstructing the scheme, survey and measurement on slum lands, grant of building permissions, leasing of rehabilitation plots and free-sale plots and updating of property cards (PR cards). The detailed procedures to be followed in respect of the slum rehabilitation schemes have been explained in the subsequent chapters.

### **III. THE SLUM REDEVELOPMENT SCHEME AND SLUM REHABILITATION SCHEME**

The Government of Maharashtra in Urban Development Department sanctioned the Development Control Regulations (DCR) for Greater Mumbai under MR & TP Act, 1966 and the same have been made operative with effect from 25th March 1991. Under DCR no.33(10), redevelopment of slums through promoters like owners / developers / co-operative housing societies of slum-dwellers / non-governmental organisations (NGO) was made permissible for censused slums or such slums whose structures and inhabitant's name appeared in the electoral roll of 1985, with floor space index (FSI) up to 2.5,

There were further guidelines prepared enabling the promoters to earn a profit up to 25% and incentive FSI was being allowed with a cap of 2.5, to accommodate both rehabilitation and free sale components. The area of the rehabilitation tenement was 180 sq.ft. and the slum-dwellers were required to pay Rs. 15,000 to Rs. 18,000/- per tenement as their contribution. The remaining cost of the tenement was cross subsidised from the free sale area.

Thereafter, in order to make the scheme more transparent and pragmatic and to accommodate the slum dwellers whose names appeared in the electoral roll of 1st January 1995, a study group was formed under the Chairmanship of the Ex Chief Secretary Shri Dinesh Afzulpurkar and based on the recommendations of the study group, the Government in Urban Development Department, by their Notification No. DCR-1095 / 1209 / CR-273 / 1995 / UD-11 dated 27th August, 1996, published amendments to DCR No.33(10) that have since been made final with effect from 15th October, 1997.

The major differences between the earlier Slum Redevelopment (SRD) scheme and the current SRA scheme are shown in the Table given below:-



Sr. No.	SRD	SRA
1.	<b>Objective</b> Basically a redevelopment of slum.	Along with redevelopment of slum, also rehabilitation of slum-dwellers.
2.	<b>Eligibility</b> A slum dweller who is a photopass holder or whose name has appeared in the electoral roll of 1st January, 1985 was eligible for the scheme. Slum structure only was protected.	A slum dweller whose name is in the electoral roll of 1st January, 1995 or prior electoral roll and who is presently residing in the hut is eligible for the scheme. Both the structure and the slum-dwellers are protected.
3.	<b>Rehabilitation Tenement Density</b> No provision.	500 tenements per net hectare, additional tenements being used as tenements for Project Affected Persons (PAP).
4.	<b>FSI.</b> Maximum up to 2.5 subject to condition that profit does not exceed 25%	FSI is in the form of prescribed rehabilitation to sale ratios as under : Suburbs : 1:1 City : 1:0.75 Difficult area : 1:1.33 No restriction on profit & FSI. However, in-situ consumption of FSI restricted up to 2.5.
5.	<b>TDR</b> No TDR.	TDR is available against free sale component. (i) As spill over i.e. above 2.5 FSI. (ii) Due to physical or economic constraints, even below 2.5 FSI.
6.	<b>Balwadi, Welfare Centre</b> No provision.	1 Balwadi for 100 tenements. 1 Welfare Centre for 100 tenements.
7.	A self contained tenement of 180 to 225 sq.ft. carpet area at the cost of about Rs. 15000/- per slum dwellers.	A self contained tenement of 225 sq.ft. carpet area free of cost.
8.	<b>Deposit &amp; Infrastructural Charges</b> No provision.	Rs. 20,000/- per rehabilitation tenement and Rs. 840/- per sq.m. on additional built up area as development charges (i.e. above permissible FSI of the zone.)
9.	<b>Construction of Permanent Transit Tenements.</b> No provision.	Additional FSI of 1.5 over and above permissible FSI of the zone on a vacant plot in suburbs subject to handing over 50% tenements to S.R.A.
10.	<b>Provision of Clubbing of Two Different Schemes</b> No provision.	Provision for clubbing two SRA schemes having the same rehabilitation to sale ratio.
11.	<b>Approval</b> The proposal was approved by SRD Committee.	The proposal is approved by CEO, SRA as a single window scheme as per transparent norms laid down by DCR No. 33(10).

### **Other Sallent features of final DCR 33(10) & 33(14)**

- i) A provision is also made in the regulation for construction of transit accommodation, by sanctioning additional FSI on open lands to the owner/ developer so as to increase the availability of transit accommodation.
- ii) The commercial users in the slum who have document of proof to prove their existence as on 1st January, 1995 have been given protection and they are being offered existing area or 225 sq. ft. carpet area, whichever is less, free of charge. Any area in excess of 225 sq.ft to the extent of existing area may, if required, be sold on preferential basis at the rate of commercial area in the free-sale component.
- iii) The residential tenements, balwadis and welfare centres have to be of uniform sizes of 225 sq. ft. carpet area.
- iv) There is no limit on FSI to be permitted for the scheme as it depends on the number of slum dwellers to be accommodated on a given site. The Built-Up Area to be consumed on site is , however, restricted to 2.5. FSI. The remaining Built- Up Area can be taken as Transferable Development Rights (TDR).
- v) The entire sale Built-Up Area need not be constructed in-situ and full sale component or part thereof can be taken as TDR, if there are physical or economic constraints.
- vi) If the slum is spread on part or parts of C.S No. or CTS No. or S.No. it shall be treated as natural sub-division.
- vii) The clubbing of two slums in the same ratio zone is made permissible i.e. where ratio of rehabilitation sale is the same. Thus any non workable scheme in the northern limits of Greater Mumbai can be clubbed with workable scheme in the southern side of the slum under reference but in the same ratio zone.
- viii) The applicability of the infrastructural charge of Rs.840/- per sq.m. has been modified so that the same is now chargeable only on additional Built-Up Area over the permissible FSI of the zone. Suitable instalments have been given in respect of the amount to be paid to SRA upfront viz. Rs. 20,000/- per rehabilitation tenement as deposit and Rs.840/- per sq.m. as infrastructural charges.
- ix) Slum pockets on Municipal Corporation/MHADA lands, if found adjoining a non slum land, can be taken up for joint development under DCR 33(7) & 33(10).
- x) When slum situated on a reserved plot owned by a public authority and needed for vital public purpose is rehabilitated on an unencumbered plot by a developer, he will be entitled to get the benefit of TDR of slum rehabilitation and TDR for the plot which he surrenders.
- xi) Slum rehabilitation schemes can also be taken up of slums situated on lands falling under various reservations / zones in the Development Plan of Greater Mumbai as per Government Notification dated 3rd June, 1992. (Appendix B).
- i) The TDR generated from the slum rehabilitation schemes can be used

- (a) On any plot in the same ward in which TDR has originated, but not in Island City.
- (b) On any plot towards the north of the plot but not in the Island City.
- (c) In any zone without any restriction of zone from which it is generated

*However, it cannot be used on .*

- (i) Areas in the coastal regulation zone, no development zone, tourism development zone and areas where Mumbai Metropolitan Regional Development Authority is a Special Planning Authority.
- (ii) On plots where slum rehabilitation scheme has been taken up or is possible.
- (iii) Area where the permissible FSI is less than 1.00 except in 'M' Ward.
- (iv) Heritage building and precincts notified under DCR No.67.

xiii) **Conversion of SRD Scheme to SRA Scheme:-** DCR 33(10) has also provided for conversion of old SRD Scheme to new SRA scheme in clause 10.1. As per this provision, conversion is permissible provided full occupation certificate has not been given in the SRD scheme and conditions relating to payment of Rs.20,000 per rehabilitation tenement and Rs.840 per sq.m for the Built-Up area above the permissible FSI, is complied with.

#### **IV. PROCEDURE FOR SUBMISSION, PROCESSING AND APPROVAL OF SLUM REHABILITATION SCHEMES**

- 1 All slums and pavements whose inhabitants' names and structures appear in the electoral roll prepared with reference to 1st January, 1995 or a date prior thereto and who are actual occupants of the hutments are eligible for the slum rehabilitation scheme.
- 2 70% or more of the eligible hutment-dwellers in a slum or pavement in a viable stretch at one place have to show their willingness to join slum rehabilitation scheme and come together to form a co-operative housing society of all eligible hutment-dwellers through a resolution to that effect. The following resolution should be adopted :
  - (a) Resolution electing a chief promoter.
  - (b) Resolution giving the chief promoter authority to apply for reservation of name for co-operative housing society.
  - (c) To collect share capital ( Rs.50/- per member for slum societies) and Re.1/- as entrance fee and to open account in Mumbai District Central Co-operative/ Maharashtra State Co-operative Bank Ltd (any branch)
3. The chief promoter, office bearers and the members of the proposed society should collect the documents such as 7/12 extract and the PR card of the plot on which the slum is situated. They should then get the plot surveyed/measured and prepare map of the plot showing slum structures therein with the help of surveyors attached to the office of Additional Collector (Encroachment) or the Deputy Collector (Encroachment) of the zone.
- 4 While undertaking the survey, they should collect the information of the proposed members/ slum-dwellers and fill up Annexure-II prescribed by SRA. Annexure-II gives the details of

land occupied by the slum-dwellers, number and type of structures such as residential, industrial, commercial, amenity structures etc. and the list of eligible and ineligible occupants and consent of slum-dwellers to join the scheme. Earlier the promoter / co-operative housing society had to first approach the different Competent Authorities namely Additional Collector for the slums on government and private lands and the land owning authorities for the slums on different public authority lands, for obtaining certified Annexure-II, before they could put in application for slum rehabilitation scheme to SRA. As a simplification measure, this procedure is now discontinued and Annexure-II format is now required to be filled up by the promoter /co-operative housing society itself for submitting building proposal to SRA; so that the scrutiny of the proposal and certification of Annexure-II can start simultaneously. Annexure-II needs to be submitted in duplicate. As a measure of further simplification, Additional Collector (Encroachment) is being designated as the sole Competent Authority for deciding eligibility and for taking eviction action against non-participants in slum rehabilitation schemes.

5. The chief promoter and the office bearers of the proposed society should then apply for name reservation of the proposed co-operative housing society along with the self-prepared Annexure-II and the required resolutions to the Assistant Registrar of Co-operative Societies. To facilitate this, office of the Assistant Registrar has been started in SRA itself. It is no longer necessary to approach different offices of the Co-operation Department for this purpose. The Assistant Registrar / SRA will issue a letter reserving the name for the proposed co-operative housing society and permission to open a bank account in the proposed society's name.
6. While the above steps are being taken, the decision to search a competent developer to act as a promoter has to be taken up by the proposed co-operative housing society of slum-dwellers. The society itself or an NGO / developer / owner can take up slum rehabilitation scheme as a promoter.
7. The promoter so chosen has to enter into agreement with every eligible slum-dweller while putting up slum rehabilitation proposal to SRA for approval. SRA is in the process of trying to evolve standard formats for the following four types of agreements required in the schemes, with the approval of the State Government.
  - a) Consent-cum-agreement between the promoter and the slum-dwellers.
  - b) Development rights / Agreement to lease between the promoter and the land owning authority.
  - c) Lease agreement between the land owning authority and the co-operative society of slum-dwellers.
  - d) Lease agreement between the land owning authority and the co-operative society of free-sale tenement buyers.
8. The promoter has also to appoint an architect in consultation with the proposed co-operative housing society of slum-dwellers to prepare the plans of development of the slum area as per the DCR-33(10). It is expected that the architect ensures community participation in preparation of the building plans. All required documents such as building plan, layout plan, PR Card etc.

along with Annexure-I, Annexure-II and Annexure-III are to be submitted to SRA by the architect along with an application for the slum rehabilitation scheme. A check list of all such documents required for submission is available in SRA office.

9. Annexure-I gives details about ownership of land, details of plot area, details of existing hutments and their type, computation of tenement density, extent and type of reservations, amenities, FSI available, number of tenements to be constructed including calculation of TDR etc.
10. Annexure-III is prescribed to assess the financial capability of the promoter. The items contained in Annexure-III are self explanatory. Keeping in view the sensitivity of this information, it is kept strictly confidential by SRA. (The formats of Annexure-I, II and III at **Appendix - C**).
11. After a pre-scrutiny by a designated engineer of SRA, to ensure completeness of the proposal submitted, so far as documents are concerned, proposals are accepted. Then a computerised file number is allotted to the scheme on payment of scrutiny fees which are charged at half the rate of the Municipal Corporation's general building permission fees. Upon acceptance, the scrutiny of Annexures, I, II and III start simultaneously in the Building Permission Wing, Eligibility Certification Wing and Accounts & Finance Wing respectively.
12. Earlier, Letter of Intent conveying approval to the scheme, approval to the Layout, building-wise plan approval (Intimation of Approval) and Commencement Certification were different stages of approval in the scheme, each having a long validity period. To speed up the actual commencement of building construction work on site, architects have been advised to submit slum rehabilitation proposals complete in all respects to enable SRA to give all the four approvals, at least for the first rehabilitation building, at one go. The validity period of the approval has been reduced from one year to 3 months. Circular number 4 dated 27th August, 1997 has been issued by SRA detailing the simplified procedure. (**Appendix-D**)
13. In the slum rehabilitation scheme, the promoter is required to deposit Rs. 20000 per rehabilitation tenement with SRA as per the time-schedule laid down by Chief Executive Officer of SRA. The promoter is also required to pay an amount of Rs. 840 per sq. m. for the built-up area over and above the normally permissible FSI, for the rehabilitation and free-sale tenements. After elaborate discussions with all concerned, suitable deferments on the statutory payments and flexibility in the instalments of such payments have been provided by SRA. (Circular No 7 dated 25th November, 1997 is at **Appendix - E**)
14. Providing temporary transit accommodation to the slum-dwellers, during the construction of rehabilitation and free-sale tenements, is the responsibility of the promoter. SRA facilitates obtaining constructed transit tenements, if available, by recommending the same for allotment to MHADA. SRA also helps in getting no objection certificates from public authorities on nearby identified public authority lands, for putting up temporary transit structures. These structures are required to be demolished and cleared after completion of the slum rehabilitation scheme.
15. While applying for occupation certificate of rehabilitation building, the architect is expected to give the details of tenement allotments, done by the co-operative society by drawing lots, in the joint names of the head of the household (pramukh) and his/her spouse. SRA will

generate computerised identity cards in the joint names of pramukh and spouse and hand over the same to each allottee family. The card will clearly mention that the rehabilitation tenements cannot be sold/leased/assigned or transferred in any manner for ten years (except to legal heirs) and tenements illegally transferred will be taken over by SRA. Any change of allotment within the members of the co-operative society, has also to be with the prior permission of SRA.

## V. OTHER FACILITATION MEASURES

**Registration of Co-operative Societies :-** The office of the Assistant Registrar of Co-operative Societies / SRA will be responsible for the registration of co-operative societies of slum-dwellers as well as the free-sale tenement buyers. A checklist of documents required to be submitted with the application for registration can be obtained freely from the SRA office. Once the scheme has been approved by SRA and the construction work of rehabilitation building has started, the promoter should take steps for registration of the co-operative society of the slum-dwellers.

**Final demarcation and change in record of rights :-** The land management wing of SRA will assist in the demarcation of plot boundaries, land lease and change in the record of rights. While implementation of the scheme (obtaining commencement certificate, arranging for transit tenements, construction of buildings, etc.) is in progress, the promoter should arrange to get the plot / land finally surveyed and measured through the concerned Superintendent of Land Records. This survey alone would be considered valid for finally calculating and granting the permissible FSI on the plot and also for the purpose of land lease to the co-operative society of slum-dwellers and free-sale buyers. In case of any difficulty in this regard, the City Survey Officer / SRA in the land management wing, would help to follow up the matter with the Superintendent of Land Records and his field staff in the respective Collectorates of Mumbai Island City and Mumbai Suburban District.

**Leasing of land and transfer in record of rights :-** When the rehabilitation component is nearing completion, the promoter should apply through SRA to the land owning authority for the lease of land. Slum lands belonging to the State Government, Municipal Corporation, MHADA and other public bodies under the State Government, will be leased initially for 30 years, to be renewed for another 30 years, at a nominal lease rent of Rs. 1001 for 4000 sq. m. of land for both the rehabilitation and free-sale components. The question of lease in case of private lands would not arise. The promoter, however, has to obtain the consent of the private land owner before taking up a rehabilitation scheme and get the land transferred in the name of the co-operative societies of the slum-dwellers and free sale buyers once the scheme is completed. Once lease deed in respect of the public slum-lands or transfer in respect of private slum-lands is completed, the society will apply to the Superintendent of Land

Records of Mumbai Island City and Mumbai Suburban District for change in the record of rights i.e., in the property card. City Survey Officer/SRA will provide necessary guidance, assistance and follow-up in this matter and will also ensure that the FSI used and TDR taken on the plots (both rehabilitation and free-sale plots) are correctly reflected in the PR cards.

**Reduction in Stamp Duty :-** As pointed out earlier, there are four types of agreement documents that need to be executed in the implementation of slum rehabilitation schemes. All these documents attract the provisions of Bombay Stamp Act. The general rate of stamp duty for these documents would turn out to be a substantial amount. Since the slum-dwellers get the allotment of tenement free of cost, it would be unfair to expect them to pay stamp duty at the prevailing rates.

In order to reduce the burden of stamp duty, the State Government has accepted the proposal of SRA, used its powers under section 9 of the Bombay Stamp Act, 1958 and decided to reduce the stamp duty on the instruments executed for the purposes of rehabilitation of slum-dwellers to Rs. 100 only.

**Reduction in Property taxes :-** Once the rehabilitation building is complete, the Municipal Corporation assesses the building for levy of property tax, water tax, education cess, tree tax, street tax, etc. These taxes at the general prevailing rates would have required the slum-dwellers to shell out substantial money. It would have been quite difficult for the slum-dwellers to bear this burden. While slum rehabilitation schemes will make slum-dwellers responsible tax paying citizens of Bombay, it is the responsibility of SRA to see that the tax burden does not become unbearable for the slum-dwellers who would then be compelled to illegally sell off their tenements. Due to SRA's initiative, the State Government has now taken a decision to reduce the rates of property taxes on the buildings constructed under the slum rehabilitation schemes to 20% of the prevailing rates of property taxes. (Copy of Government Notification dated 7th November, 1997 at APPENDIX - F)

**Eviction of eligible but non-participant slum-dwellers :-** A special wing has been started in SRA under the Additional Collector to tackle and remove the hurdles and obstructions being created sometimes by a few slum-dwellers with vested interests. There is already a legal procedure laid down for taking action against such non-participants in the DCR 33 (10). SRA assures the promoters of slum rehabilitation schemes with prompt action, in such eventualities.

The measures adopted by SRA are steps towards simplification, transparency and expedient facilitation. In the true spirit of a facilitator, SRA continuously welcomes suggestions from architects/developers/NGOs/co-operative societies of slum-dwellers and all well wishers, in order to help SRA in the successful implementation of the slum rehabilitation schemes.

## VI. CONCLUSION

No human being willingly lives in filth. Therefore, SRA firmly believes that getting the willingness of 70% of the slum-dwellers in any viable stretch of slum land, to join the scheme, should not be difficult especially since the rehabilitation tenements are given free to the slum-dwellers.

Mumbai, we all know, has one of the highest real estate prices in the world. Although the conditions in the real estate market currently are depressed, the slum rehabilitation schemes are still, not only economically viable but assure the promoters handsome profits. The scheme will usher in better health, cleaner environment, a new self respect for the people and last but not the least social justice for the downtrodden. *In short, it is a win-win situation for everyone.*

Up to 1st December, 1997, SRA has approved 316 proposals which when completed would rehabilitate 67,400 slum-dwellers families and also create equivalent free-sale housing stock. The commencement certificate have been given at 135 locations in respect of about 14,000 rehabilitation tenements out of which actual construction work has begun at 101 locations. SRA is confident that the series of facilitation measures it has taken, would speed up the pace of implementation of the slum rehabilitation schemes in Greater Mumbai. Let us all come together to make it successful.





APPENDIX - A



# महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

बुधवार, ऑक्टोबर १५, १९९७/आश्विन २३, शके १९१९

स्वतंत्र, संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक - कोकण विभागीय पुरवणी

अधिसूचना

## URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400032, Dated 15th October, 1997.

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. DCR -1095/1209/CR - 273/95/UD - 11 :- Whereas Government of Maharashtra vide Notification of Urban Development Department No. DCR -1090 RDP, dated 20th February, 1991 sanctioned the "Development Control Regulations for Greater Mumbai, 1991" (hereinafter referred to as "the said regulation") as part of Development Plan for Greater Mumbai which came into force with effect from 25th March 1991;

And whereas, Government of Maharashtra vide Notification of Housing and Special Assistance Department No. SRP. 1095/CR37/Housing Cell, dated 16th December, 1995 has appointed "Slum Rehabilitation Authority" (hereinafter referred to as "the said Authority") under the provisions of section 3-A of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971;

And whereas, according to the provision of Chapter III of the Mumbai Municipal Corporation and the Maharashtra Regional and Town Planning (Amendment) Act, 1995 the said Authority has been granted the status of Planning Authority for the purpose of slum rehabilitation in Brihan Mumbai;

And whereas, the said Authority has been empowered to initiate modification to the said Regulation under the provisions of sub-section (I-B) of section 37 of the said Act and to submit the same to the Government for final sanction;

And whereas, the Government vide Memorandum of Urban Development Department No. DCR-1095/1209/CR-272/95/UD-11 dated 14th March, 1996 under sub-section (I) of section 37 of the said Act has directed the said Authority to initiate a proposal for modification, (hereinafter referred to as "the said modification") in regard to slum redevelopment;

And whereas, the said Authority vide Resolution No. 1/6 dated 15th March 1996 has decided to initiate the said modification to the said Regulations under section 37 (IB) of the said Act;

And whereas, the said Authority has published a Notice for inviting suggestions / objections on the said modification from the public in the Maharashtra Government Gazette, dated 25th April, 1996 and in the Marathi daily 'Loksatta', dated 3rd May 1996 and in the "Times of India", dated 7th May 1996;

And whereas, after considering the suggestions /objections received within the prescribed time limit the said Authority in its meeting held on 20th July 1996 has approved the said modification with some amendments and submitted the revised modification to the state Government for final sanction on 25th July, 1996;

And whereas, the revised modification as submitted to it by the Slum Rehabilitation Authority was published for inviting suggestions/objections from the public as laid down in the section 37 (2) of the said Act by Government of Maharashtra in Urban Development Department by a notice of even No. dated 27th August 1996 appeared in Maharashtra Government Gazette, Extraordinary, part-I, (Konkan Divisional supplement), Page no. 158-169 of 28th August 1996 ( hereinafter called as "the said revised modification");

And whereas, considering the urgency, Government in Urban Development Department brought the said revised modification into operation with effect from 15th October, 1996 as per the Government order No. DCR -1095/1209/CR - 273/95/UD-11, dated 15th October, 1996, and further order dated 6th February, 1997 till the final sanction is accorded by Government to the said revised modification;

And whereas, after considering the objections/suggestions and the report of Director of Town planning on the said revised modification, Government is of the opinion that except the provisions regarding "relaxation in building and other requirements " in clause No. 6.1 to 6.26 of the Annexure-IV annexed to DCR No.33(10) of the said revised modification rest of the provisions contained in the said revised modification be sanctioned with some amendments and sanction to the provisions contained in Clause No. 6.1 to 6.26 of the Annexure-IV annexed to the DCR No.33(10) of the said revised modification shall be kept pending for further enquiries and till then, the provisions contained in Clause No. 6.1 to 6.26 of the Annexure-IV of the said revised modification published on 27th August 1996 appeared in Maharashtra Government Gazette, dated 28th August, 1996 shall remain in operation as per the directives given by Government in Urban Development Department under its Order of Even No. dated 15th October, 1996 and further Order dated 6th February, 1997.

Now therefore, in exercise of power conferred by sub-section (2) of section 37 the said Act, the Government of Maharashtra hereby-

- (a) sanctions the said revised modification as specified in the Annexure appended hereto except the provisions contained in Clause 6.1 to 6.26 of Annexure -IV of DCR No. 33(10) of the said revised modification, subject to the condition that the provision of Clause 6.1 to 6.26 of the Annexure IV of DCR No. 33(10) published on 27th August, 1996 and appeared in Maharashtra Government Gazette, dated 28th August, 1996 shall remain in the operation as per Government directives dated 15th October, 1996 and further Order dated 6th February, 1997 till final sanction to the same is accorded, and

- (b) fixes this day to be the date on which these revised modified regulations shall come into force.

*Note* :- Copies of the modified DCR Greater Mumbai 1991, as sanctioned by the Government are kept for sale at the Government Printing, Stationary, and Publication Branch, Netaji Subash Road, Charni Road Mumbai 400004 and shall be kept open for inspection by the public during working hours for a period of one year at the office of the Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Head Office Deputy Director of Town Planning, Greater Mumbai, ENSA Hutment 'E' Block, Azad Maidan, Mahapalika Marg, Mumbai - 400001. Collector, Mumbai Island City, Old Custom House, Mumbai - 400023, Collector, Mumbai Suburban District, Mumbai Metropolitan Region Development Authority Building, Bandra (East) Mumbai - 400051; Additional Collector (ENC), Old Custom House, Mumbai - 400023, Chief Executive Officer, Slum Rehabilitation Authority, 5th floor, MHADA Building, Bandra (East) Mumbai - 400051.

## **ANNEXURE**

### **Development Control Regulation No. 33 (10)**

#### **I Eligibility for redevelopment scheme :**

- (a) For redevelopment of slums including pavements, whose inhabitants' names and structures appear in the electoral roll prepared with reference to 1st January, 1995 or a date prior thereto, but where the inhabitants stay at present in the structure, the provisions of Appendix IV shall apply on the basis of a tenement in exchange for an independently numbered structure.
- (b) Subject to the foregoing provisions, only the actual occupants of the hutment shall be held eligible, and the so called structure-owner other than the actual occupant if any, even if his name is shown in the electoral roll for the structure, shall have no right whatsoever to the reconstructed tenement against that structure.

#### **II Definition of Slum, Pavement, and Structure of hut :**

- (i) For this purpose, slums shall mean those censused, or declared and notified, in the past or hereafter under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971. Slum shall also mean area / pavement stretches hereafter notified as Slum Rehabilitation Areas.
- (ii) If any area fulfils the condition laid down in section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 to qualify as slum area and has been censused or declared and notified shall be deemed to be and treated as Slum Rehabilitation Areas.
- (iii) Slum rehabilitation area shall also mean any area declared as such by the Slum Rehabilitation Authority though preferably fulfilling conditions laid down in section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 to qualify as slum area and/or required for implementation of any slum rehabilitation project.

- (iv) Any area required or proposed for the purpose of construction of temporary or permanent transit camps and so approved by the Slum Rehabilitation Authority shall also be deemed to be and treated as Slum Rehabilitation Areas, and projects approved in such areas by the Slum Rehabilitation Authority shall be deemed to be Slum Rehabilitation Projects.
- (v) A pavement shall mean any Municipal / Government / Semi-Government pavement, and shall include any viable stretch of the pavement as may be considered viable for the purpose of Slum Rehabilitation Scheme.
- (vi) A structure shall mean all the dwelling areas of all persons who were enumerated as living in that one numbered house in the electoral roll of the latest date, upto 1st January, 1995 and regardless of the number of persons, or location of rooms or access.
- (vii) A composite building shall mean a building comprising both rehab and free-sale components or part thereof in the same building.
- (viii) Censused shall mean those slums located on lands belonging to Government, any undertaking of Government, or Brihan Mumbai Municipal Corporation and incorporated in the records of the land owning authority as having been censused in 1976, 1980, or 1985 or prior to 1st January, 1995.

**III Joint ownership with spouse :** The reconstructed tenement shall be of the ownership of the hutment dweller and spouse conjointly, and shall be so entered and be deemed to be so entered in the records of the co-operative housing society, including the share certificates or all other relevant documents.

**IV Denotification as Slum Rehabilitation Area :** Slum Rehabilitation Authority on being satisfied that it is necessary so to do, or when directed by the State Government, shall denotify the slum rehabilitation area.

#### APPENDIX IV

**1. Applicability of the provisions of this Appendix :** The following provisions will apply for redevelopment/construction of accommodation for hutment/pavement-dwellers through owners/ developers/co-operative housing societies of hutment/pavement-dwellers/public authorities such as MHADA, MIDC, MMRDA etc./ Non-Governmental Organisations anywhere within the limits of Brihan Mumbai. However, NGO should be registered under the Maharashtra Public Charitable Trusts Act, 1961 and the Societies Registration Act, 1960 at least for the last five years or be certified by Nirmala Niketan College of Social Work. Notwithstanding anything contained above, the said NGO's name should also be got approved by SRA.

#### **RIGHT OF THE HUTMENT DWELLERS :**

1.1 Hutment-dwellers, in the slum or on the pavement, eligible in accordance with the provisions of Development Control Regulation 33(10) shall in exchange for their structure, be given free of cost a residential tenement having a carpet area of 20.90 sq.m. ( 225 sq.ft. ) including balcony, bath and water closet, but excluding common areas.

- 1.2 Even those structures having residential areas more than 20.90 sq.m will be eligible only for 20.90 sq.m of carpet area. Carpet area shall mean exclusive of all areas under walls including partition walls if any in the tenement. Only 20.90 sq.m carpet area shall be given and if proposal contains more area, it shall not be taken up for consideration.
- 1.3 All eligible hutment dwellers taking part in the slum rehabilitation scheme shall have to be rehabilitated according to the provisions in this Appendix. It may be in-situ and in the same plot as far as possible.
- 1.4 Pavement-dwellers and hutment dwellers in the slum on lands required for vital urgent public utility/purpose or on the hazardous location shall not be rehabilitated in-situ but in other available plots and in accordance with these Regulations.
- 1.5 A certified extract of the relevant electoral roll shall be considered adequate evidence to establish the eligibility of a person provided he is found residing in the structure. This is to avoid the possibility of persons who have left the structure coming back to claim free tenement under the scheme even though they have in the normal course left the slum and gone away into a proper non-slum area or out of Brihan Mumbai. If hutment dwellers are found resident in the structure, but the names are on the electoral roll on or prior to 1st January, 1995 at another slum/pavement site in Brihan Mumbai, they shall be considered eligible but only at the place of present residence. In case of doubt or dispute, the decision of the Competent Authority to be appointed by the Government in Housing and Special Assistance Department shall be final and binding on all the parties concerned.
- 1.6 An individual agreement shall be entered into by the owner/developer/co-operative housing society/NGO with the eligible hutment-dwellers of each structure in the slum/pavement.
- 1.7 The individual agreement entered into between hutment-dweller and the owner/developer/co-operative housing society/NGO shall be in the joint names of pramukh hutment-dweller and spouse for every structure.
- 1.8 Hutments having a physically handicapped person, or female headed households shall be given first preference in allotment of tenements. Thereafter lots shall be drawn for allotment of tenements from the remaining tenements to the other hutment-dwellers. The details about the specific tenement allotted should be given to the hutment-dwellers preferably before shifting them to the transit tenement.
- 1.9 **Transfer of Photopasses** - Since only the actual occupant at present will be eligible for redevelopment, there shall be no need to regularise the transfers of photopasses that have occurred so far. A photopass will be given after the new tenement has been occupied.
- 1.10 Any person whose name is enrolled in a non-slum area in Brihan Mumbai but has purchased a hutment and therefore got his name also included in electoral roll for the slum area, i.e. he has his name in the electoral roll at two places, he shall not be held eligible for the scheme.
- 1.11 **Ownership and Terms of Lease** - The part of Government / MCGM / MHADA land on which the rehabilitation component of the Slum Rehabilitation Scheme will be constructed shall be leased to the Co-operative Housing Society of the slum-dwellers on 30 years lease at the lease rent of Rs.1001 for 4000 sq.m. of land or part thereof and renewable for a further period of

30 years. The same conditions shall prevail for the land under the free sale component and the land shall be leased directly to the Society/Association of the purchasers in the free sale component and not through the society of hutment dwellers, and pending the formation of the Society/Association of the purchasers in the free sale component, it shall be leased to the Developer. The said lease deed shall be executed within 60 days from the date of building permission being issued.

- 1.12 Automatic cancellation of Vacant Land Tenure - If any land or part of any land on which slum is located is under vacant land tenure the said tenure/lease created by Brihan Mumbai Municipal Corporation or Municipal Commissioner shall stand automatically terminated as soon as slum rehabilitation scheme, which is a public purpose, on such land is prepared and submitted for approval to the Slum Rehabilitation Authority. Any arrears of dues to be collected by Brihan Mumbai Municipal Corporation shall not be linked to the issue of any certificate or NOC relating to the Slum Rehabilitation Project.
- 1.13 Recovery of pending dues such as assessment, compensation, occupational charges, non-agricultural tax/dues etc. pending with public authorities such as State Government, MHADA, and /or Municipal Corporation shall be dealt with separately and not be linked to grant of approval or building permission to the slum rehabilitation projects.
- 1.14 A Slum Rehabilitation Project shall be considered preferably when submitted through a proposed or registered co-operative housing society of hutment dwellers on site. The said society shall include all the eligible hutment dwellers on site when applied therefore, and/or other eligible and allotted by Slum Rehabilitation Authority, as members of the society.
- 1.15 Where 70 per cent or more of the eligible hutment-dwellers in a slum or pavement in a viable stretch at one place agree to join a rehabilitation scheme, it may be considered for approval.
- 1.16 In respect of those hutment-dwellers on site who do not join the Project willingly the following steps shall be taken :-
  - (i) Provision for all of them shall be made in the rehabilitation component of the scheme.
  - (ii) The details of the actual tenement that would be given to them by way of allotment by drawing lots for them on the same basis as for those who have joined the Project will be communicated to them in writing by the Managing Committee of the Co-operative Housing Society.
  - (iii) The transit tenement that would be allotted to them would also be indicated along with those who have joined the Project.
  - (iv) If they do not join the scheme within 15 days after the approval has been given to the Slum Rehabilitation Project on that site, then action under the relevant provision including sections 33 and 38 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 as amended from time to time, shall be taken and their hutments will be removed, and it shall be ensured that no obstruction is caused to the scheme of the majority of persons who have joined the scheme willingly.
  - (v) After this action under the foregoing clause is initiated, they will not be eligible for transit tenement along with the others, and they will not be eligible for the reconstructed

tenement by lots, but they will still be entitled only to what is available after others have chosen which may be on the same or some other site.

- (vi) If they do not join till the building permission to the Project is given, they will completely lose the right to any built-up tenement, and their tenement shall be taken over by the Slum Rehabilitation Authority, and used for the purpose of accommodating pavement-dwellers and other slum dwellers who cannot be accommodated in-situ etc..
- (vii) A pitch of about 3m x 3.5m will be given elsewhere if and when available, and construction therein will have to be done on their own.

1.17 The Managing Committee of the proposed as well as registered Co-operative housing society of hutment dwellers shall have women to the extent of one-third of the total strength and actual members on the committee at any time.

1.18 Restriction on Transfer of Tenements : The tenement obtained under this scheme cannot be sold/leased/assigned or transferred in any manner for a period of ten years from the date of allotment/possession of the tenement. In case of breach of conditions, except transfer to legal heir, the tenement will be taken over by Slum Rehabilitation Authority.

## **2. BUILDING PERMISSION FOR SLUM REHABILITATION PROJECT -**

2.1 The proposal for each Slum Rehabilitation Project shall be submitted to the Slum Rehabilitation Authority with all the necessary documents, no-objection certificates, and the plans as may be decided by the Slum Rehabilitation Authority from time to time.

2.2 The approval to the Project shall be given by the Slum Rehabilitation Authority within a period of 30 days from the date of submission of all relevant documents. In the event of a failure by Slum Rehabilitation Authority to do so, the said approval shall be deemed to have been given, provided the Project is in accordance with the provisions in this Appendix.

2.3 The Slum Rehabilitation Authority while giving the approval may lay down terms and conditions as may be necessary.

2.4 The Slum Rehabilitation Authority shall adopt the procedure laid down in the Maharashtra Regional and Town Planning Act, 1996 for giving building permission to any Slum Rehabilitation Project under this Scheme.

2.5 On compliance with the terms and conditions, the building permission shall be given, in accordance with the provisions under section 45 of the Maharashtra Regional and Town Planning Act, 1966 to the Project under the Slum Rehabilitation Scheme, first to the Rehabilitation component and thereafter to the Freesale component subject to the provisions in clause below.

2.6 Correlation between Rehabilitation and freesale components : Building permission, for 10 per cent. of built up areas of both the rehab and freesale components may be given simultaneously and thereafter proportionately or as may be decided by the Chief Executive Officer, Slum Rehabilitation Authority.

2.7 Where there is no builder-developer but the Project is implemented directly by an NGO of established reputation, Chief Executive Officer, Slum Rehabilitation Authority may sanction 20 percent of the freesale component right in the beginning without waiting for any expenditure

- on the rehabilitation component, but the approval for remaining part of freesale component will be given only after at least 30 percent of rehabilitation component is completed on site.
- 2.8 As soon as the approval is given to the Project, the ~~no~~ objection certificate, for building permission, of the landowning authority shall be given in respect of that slum located on lands belonging to any department, undertaking, agency of the State Government including MHADA, or any local self-Government such as the Municipal Corporation within 30 days after the intimation of such approval to the Project is communicated. In the event of its not being given within the period, it shall be deemed to have been given.
- 2.9 Occupation certificate shall not be held up only for want of lease documents to be executed, in all slum rehabilitation projects taken up on lands belonging to any department, undertaking, agency of the State Government, including MHADA, and any local self-Government such as the Municipal Corporation.
- 3. REHABILITATION AND FREESALE COMPONENT -**
- 3.1 FSI for rehabilitation of eligible slum/pavement-dwellers includes the FSI for the rehab component and for the freesale component. The ratio between the two components shall be as laid down hereinbelow.
- 3.2 Built-up area for rehabilitation component shall mean total construction area of rehabilitation component, excluding what is set down in 35 (2) of D. C. Regulations, 1991 but including areas under passages, balwadis, welfare centres, society office, religious structures, 5 percent incentive commercial areas for the Co-operative society, and the further 5 percent incentive commercial area for the NGO wherever eligible.
- 3.3 In Island City, if rehab component is 10 sq. metres of built-up area, then an additional 7.5 sq. metres built-up area will be permitted so that this additional 7.5 sq. metres can be utilised for disposal in the open market and the rehab component subsidised
- 3.4 In suburbs and extended suburbs, if rehab component is 10 sq. metres of built-up area, then an additional 10 sq. metre of built-up area will be permitted so that this additional 10 sq. metres can be utilised for disposal in the open market and the rehab component subsidised
- 3.5 In difficult areas which shall comprise of Dharavi now and such other areas as may be notified by the Slum Rehabilitation Authority hereafter, if the rehab component is 10 sq. metres of built-up area, then an additional 13.33 sq. metres of built-up area will be permitted and this area of additional 13.33 sq. metres can be utilised for disposal in the open market and the rehab component subsidised.
- 3.6 Provision in 3.3 to 3.5 hereinabove shall also apply to the sites where the Slum Rehabilitation Project of eligible pavement dwellers will be implemented.
- 3.7 FSI to be sanctioned on a Slum Rehabilitation Project on a site may exceed 2.5.
- 3.8 Maximum FSI Permissible for Consumption on the Plot : Even though the sanctioned FSI may be more than 2.5 FSI, the maximum FSI that can be utilised on any slum-site for the project shall not exceed 2.5 and the difference between sanctioned higher FSI and 2.5 if any, will be made available in the form of Transferable Development Right (TDR) in accordance with the provisions of Appendix VII-B. The computation of FSI shall be done for both rehab and freesale



components in the normal manner, that is giving the benefit of what is set down in DC Regulation No. 35(2). While the areas referred in sub-regulations No. 6.10 and 8.2 of this Appendix shall not be included for computation of FSI the said areas shall be included for computation of the rehab component of 10 sq. mt in sub-regulations 3.3 to 3.5 hereinabove.

- 3.9 Notwithstanding the provisions in 3.8 above, on account of constraints such as height restrictions, uneconomical site conditions, etc, if the full 2.5 FSI cannot be used on the same site, TDR may be allowed as may be necessary even without consuming FSI upto 2.5 on the same site. However, TDR may be allowed only when the frame work for one complete building in rehab component is constructed or when 10% of the rehab component has been constructed on site and the said TDR will not exceed 50 percent of the construction of rehab component at any point of time till the total rehab component has been completed. On completion of the total rehab component balance TDR will be allowed.
- 3.10 The rehabilitation component shall mean all residential tenements as well as non-residential built-up premises given free of cost in accordance with the provisions of the Slum Rehabilitation scheme outlined in this Appendix excluding what is set down in D.C. Regulation 35(2) and excluding built-up area given for buildable Development Plan reservations.
- 3.11 If rehabilitation project of a slum located on land belonging to public authority and needed for a vital public purpose, is taken up on an unencumbered plot in addition to the rehabilitation and freesale components as laid down hereinabove, TDR for the area of the land spared for this purpose shall also be sanctioned for the owner of the said unencumbered plot.
- 3.12 Minimum Density On The Plot Including Non-Residential Units : The minimum density of rehabilitation component on plot shall be 500 tenements per net hectare, that is, after deducting all reservations actually implemented on site including the land appurtenant thereto, but not deducting the recreational/amenity open space on the remaining area. If the number of tenements to be provided to the hutment dwellers is less than the minimum, the balance shall be handed over free of cost to the Slum Rehabilitation Authority. The Authority shall use them for the purpose of transit or Project-affected persons or pavement-dwellers or slum dwellers from other slums.
- 3.13 All non-residential built-up areas shall be included in the computation of minimum density but on the scale of 20.90 sq. mt. of carpet area being one tenement. In slums where the existing tenement density is already more than 500 per hectare, the calculation of FSI for all purposes shall be on gross area, that is, without deducting any percentage for recreational/amenity open space. This shall not affect the requirement of physical keeping aside the said recreational/amenity open space on site, subject to the provisions in this Appendix in that regard.
- 3.14 Amalgamation/Subdivision Of Plots and Balancing Of FSI Thereon : Any land declared as slum rehabilitation area or on which slum rehabilitation project has been sanctioned , if it is spread on part or parts of C.S Nos. or CTS Nos. or S. Nos shall be treated as natural amalgamation/ subdivision/s of that C.S or CTS or S.No. or F.P No. for which no separate approval for amalgamation/subdivision of land would be necessary.

- 3.15 Boundaries and the measurement of plot areas of the Slum Rehabilitation Area shall be declared by the competent authority after actual measurement of plot area on site and the same shall be adopted for planning purpose for calculation of density and floor space index.
- 3.16 The Chief Executive Officer, Slum Rehabilitation Authority may if required, adjust the boundary of the plot declared as slum rehabilitation area so as to suit the building design and provide proper access to the Project.
- 3.17 After approval is given to the Slum Rehabilitation Project, the area may be further subdivided if necessary to earmark separate plots for the rehab component and the freesale component. The Plot area and the built-up area in terms of square metres on the said plot shall be separately mentioned in the lease agreements and Record of Rights.
- 3.18 The Settlement Commissioner, Maharashtra State on payment of such fees as may be decided by the Government ensure that the City Survey sheet and property cards are corrected accordingly and fresh property cards are opened for each of the plots giving details regarding the area of the plots and the total area of the floors of the built-up property and TDR given that is, the FSI used on that plot.
- 3.19 Declaration of Additional Areas as Difficult Category : The Slum Rehabilitation Authority may consider declaring additional areas as difficult and publish it in the Maharashtra Government Gazette, provided the following criterion/criteria are fulfilled :-
- (i) Overcrowding, High density, and Unhygienic conditions, or
  - (ii) To vacate land required for implementation of reservations for essential public purposes, or
  - (iii) Required for rehabilitation to avoid loss of human life :

Provided for difficult areas to be declared on account of overcrowding, high density and unhygienic conditions, the area required shall not be less than 40 hectares in one contiguous area fulfilling the conditions mentioned in (i) above:

#### **4 TEMPORARY TRANSIT CAMPS**

- 4.1 The temporary transit camp shall be provided on or close to the site itself, and if need be on the area of statutory open space to be left in accordance with D.C Regulation No. 23 on the plot.
- 4.2 On the slum site itself approved for rehabilitation, multi-storied temporary transit tenement may be allowed to be constructed.
- 4.3 The area of temporary transit tenements shall be excluded from the computation of FSI, but the safety of the structure shall be ensured.
- 4.4 Such building permission shall be given within 15 days from the date of application and after approval to the project by Slum Rehabilitation Authority, failing which it shall be deemed to be given.
- 4.5 If a site reserved in Development Plan for any buildable public purpose is vacant or partly encumbered, or it happens to be the unused portion of cemetery or other such public purpose for which it is reserved, or is occupied by a public building such as market or library etc. at

ground level, temporary construction of transit tenements in such sites and on top of such existing public buildings may be allowed wherever possible.

- 4.6 On any nearby vacant site without any reservation in the Development Plan construction of temporary transit tenements with the consent of the land-owners, made of light material shall be allowed upto an FSI of 2.5 and this shall be applicable in Island City as well as in suburbs and extended suburbs. Temporary shall mean made of detachable material such as tubular/prefabricated light structurals.
- 4.7 In all such cases where the temporary transit camp is erected, the condition shall be that the structures shall be demolished by the Developer/Society/NGO within 30 days of granting Occupation Certificate to the rehab buildings and the site should be brought back to the original state.

#### **5 COMMERCIAL / OFFICE / SHOP / ECONOMIC ACTIVITY FREE OF COST**

- 5.1 The eligible existing area under commercial/office/economic activity shall be computed on actual measurement/inspection, and/or on the basis of official documents such as Licence under the Shops and Establishment Act, Electricity bills, Photopass etc.
- 5.2 In the rehabilitation component, the built-up area for commercial/office/shop/economic activity that existed prior to 1st January, 1995 subject to the provisions in the sub-regulation below, shall be given. Where a person has both residential and commercial premises without common wall between residential and commercial premises, for commercial/office/shop/economic activity in the slum/ pavement, he shall be held eligible for a residential unit and also for built-up area for commercial/office/shop/economic activity, both free of cost.
- 5.3 Built up area for commercial/office/shop/economic activity upto 20.90 sq. m. (225 sq. ft.) carpet area or actual area whichever is less, shall be provided to the eligible person free of cost as part of the rehabilitation project. Any area in excess of 20.90 sq.mt. to the extent of existing area may, if required, be sold on preferential basis at the rate for commercial area in the free-sale component.
- 5.4 Such area may be allowed on any side of the plot abutting 3.0 metre-wide pathway and deriving access from 3.0 metre-wide pathway/open space. Back-to-back shopping on ground floor shall also be allowed for the purpose of rehabilitation. After exhausting these provisions it may be allowed on the first floor to the extent necessary.
- 5.5 **Non-Conforming Activities** : All activities which were previously existing shall be allowed to be relocated regardless of the non-conforming nature of the activities, except those which are hazardous and highly polluting, and except in cases where the alternative accommodation has already been allotted elsewhere by the Municipal Corporation.
- 5.6 **Convenience Shopping In Free-Sale Component** : Convenience shopping in the free-sale component vide DCR 2(3) (20) shall be permitted along the layout roads. The Chief Executive Officer, Slum Rehabilitation Authority may add to , alter or amend the **said list** for convenience shopping.

## 5.7 Incentive Commercial Areas For Society and NGO

- (a) The scheme, when undertaken by a Co-operative Housing Society of slum dwellers, may provide an additional 5 per cent built-up area on the rehabilitation area free of cost for commercial purpose, even where the site is in C-1 or C-2 zone. This area will be at the disposal of the Co-operative Housing Society of the hutment-dwellers. The corpus amount shall not be spent, but the income from the property/corpus alone shall be used by the Society for maintenance of the building and premises, and such other purposes as may be laid down by the Slum Rehabilitation Authority.
- (b) Where the scheme is undertaken by a Non-Government Organisation another additional 5 per cent built-up area on the rehabilitation area may be given free of cost for commercial purpose, even where the site is in C-1 or C-2 zone. This area shall be at the disposal of the Non-Governmental Organisation in consultation with the co-operative housing society.

## 6. RELAXATION IN BUILDING AND OTHER REQUIREMENTS

*Note* - Provisions contained in Clause 6.1 to 6.26 of the notice published by Urban Development Department under its No. DCR-1095/1209/CR-273/95/UD-11, dated 27th August 1996 appeared in M.G.G., dated 28th August 1996 are not sanctioned. However, they shall continue to remain in operation as per Government order No. DCR 1095/1209/CR-273/95/UD-11 dated 15th October 1996 and further Order of Even No. dated 6th February 1997 till the same are finally sanctioned. Extract of said Clause No. 6.1 to 6.26 is enclosed at Annexure - A.

## 7. SLUMS AND DEVELOPMENT PLAN RESERVATIONS :

- 7.1 Slums situated in lands falling under various reservations/zones in the Development Plan shall be developed in accordance with the provisions of the notification, dated 3rd June 1992 issued under Section 31 of the Maharashtra Regional and Town Planning Act and as modified by the provisions in the present Appendix.
- 7.2 Slums in any zone shall be allowed to be redeveloped in-situ without going through the process of change of zone. In the free-sale component in any zone, in addition to residential user, all the users permitted for the original zone shall be permitted. For industrial user, the segregating distance shall be maintained from the existing industrial unit.
- 7.3 Any plot under non-buildable reservations admeasuring only upto 500 sq. metres may be cleared by shifting the slum-dwellers from that site.
- 7.4 The stipulation of 33 percent of area under non-buildable reservation may be reduced to the extent necessary where there are height and such other restrictions.
- 7.5 For other buildable reservations on lands under slum where guidelines approved by Government under section 31 of the Maharashtra Regional and Town Planning Act are not available, built-up area equal to not more than 15 per cent area of the entire plot or 25 percent of the area under that reservation in that plot, whichever is less, shall be demanded free of cost by the Slum Rehabilitation Authority for the Municipal Corporation or for any other appropriate Authority .

- 7.6 Where DP road passes through slum rehabilitation area, the entire 100 per cent FSI of the road may be given in the same site, on the remainder of the plot.
- 7.7 Wherever slum and municipal / MHADA property are found together or adjoining, it would be eligible for redevelopment using provisions of both DCR - 33(7) and of DCR - 33(10). Development of slum and contiguous non-slum area under any other provisions may be allowed together in order to promote flexibility of design as well as to raise more resources, provided the FSI on non-slum quantum of area shall be restricted to that permissible in the surrounding zone. Such a project shall be deemed to be a Slum Rehabilitation Project. The power under D.C. Regulation 11(4) for shifting and/or interchanging the purpose of designations / reservations shall be exercised by the Chief Executive Officer, Slum Rehabilitation Authority in respect of slum rehabilitation areas / projects.
- 7.8 In case of two or more number of slums taken up for development by same owner/developer/ NGO/Co-operative Society of the Slum dwellers, both Rehab and Free Sale Components of the said slums can be combined and located in any proportion in those plots provided in any plot, the FSI does not exceed 2.5 subject to the condition that the said slums have the same ratio of Rehab component to Free Sale Component as laid down in the Clause 3.3 to 3.5 of this Appendix.
- 7.9 **Slum Rehabilitation Permissible to Town Planning Scheme Plots :** Slum Rehabilitation Project can be taken up on Town Planning Scheme plots also, after they are declared as slums/ slum rehabilitation areas. Wherever Town Planning Scheme regulations so provide, there shall be no insistence on 15 per cent recreational/amenity open space for FSI deduction.
- 7.10. Contravening structures in the adjoining final plots, if declared as a slum rehabilitation area by the competent authority, may be included in the Slum Rehabilitation Scheme in the relevant Final Plot of the Town Planning Scheme.
- 7.11 In case of a slum rehabilitation project adjoining railway tracks, a boundary wall of minimum 2.4 metres in height shall be constructed.
- 8. WELFARE HALL, BALWADI, SOCIETY OFFICE AND RELIGIOUS STRUCTURE**
- 8.1 There shall be a welfare hall in each Project as part of the rehabilitation component. It shall be at the rate of 20.90 sq.m. for every multiple or part of 100 hutment dwellers' families, but located so as to serve all the floors and buildings equitably. In case of misuse, it shall be taken over by the Slum Rehabilitation Authority which will be competent to allot the same to some other organisation/institution for public use. Balwadi shall also be provided for in a similar scale. An office for the Co-operative housing society shall be also constructed in accordance with D.C. Regulation No. 38(11). Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Government from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment.
- 8.2 All the areas underlying welfare hall/s, society office, balwadi/s, religious structure/s, the commercial areas given by way of incentives to the co-operative society and the non-governmental organisation shall be free of cost and shall form part of rehabilitation component and it is on this basis the freesale component will be computed. These provisions shall apply to construction of transit camps under DC regulation 33(14)also.

8.3 Welfare halls, society office, balwadis and religious structure/s in the rehab component shall not be counted towards the FSI even while computing 2.5 FSI on site.

**9. PAYMENTS TO BE MADE TO SRA AND INSTALMENTS :**

- 9.1 An amount of Rs.20,000 or such an amount as may be decided by the Government from time to time per tenement including the welfare hall and balwadi in the rehab component as well as in the case of permanent transit camp tenements will have to be deposited by the owner/ developer/society with the Slum Rehabilitation Authority, in accordance with the time-schedule for such payment as may be laid down by the Chief Executive Officer, Slum Rehabilitation Authority. However, by the time of completion of construction for occupation of tenements by the hutment dwellers, the total amount at the rate of Rs. 20,000 per tenement completed should have been deposited in full. The building permission for the last 25 percent of the freesale component would be given only after all the required amount is deposited in full with Slum Rehabilitation Authority.
- 9.2 An amount of Rs. 840 per sq.mt. shall be paid by the Owner/Developer/Society/NGO for the built-up area over and above the normally permissible FSI, for the rehabilitation and freesale components. Similarly, it shall be paid for the built-up area over and above the normally permissible FSI for construction of transit camps in accordance with the provisions under DCR 33(14). This amount shall be paid to the Slum Rehabilitation Authority in accordance with the time-schedule for such payment as may be laid down by the Chief Executive Officer, Slum Rehabilitation Authority, provided the instalments shall not exceed beyond the completion of construction. This amount shall be used for Schemes to be prepared for the improvement of infrastructure in slum or slum rehabilitation areas.

**10. CONVERSION OF OLD PROJECT INTO NEW PROJECT**

- 10.1 Wherever there is an application for conversion of the old project of slum redevelopment into the new, it shall be considered only if the full occupation certificate has not been given and provided the conditions relating to the payment of Rs. 20,000 per tenement and Rs. 840 per sq.mt. for the required built-up area are complied with, and subject to such other conditions as may be imposed by the Chief Executive Officer.
- 10.2 Notwithstanding anything contained in 10.1. above, for a period of one year from the date of coming into force of these regulations, there shall be an option to the Owners/Developers/ Co-op. Societies of hutment dwellers/NGOs to seek modification in their Slum Redevelopment Schemes, already approved by the Committee appointed under Clause 18 of Appendix IV to the DCR 1991, for Greater Mumbai, within a total sanction of 2.5 FSI which CEO, SRA may approve subject to the condition that an amount of Rs. 840 per sq.mt. shall be paid by the Owner/Developer/NGO/Society for the built up area additionally granted while enhancing the FSI and further subject to any other additional terms and conditions as may be imposed by the CEO, SRA.

The following appendix shall be added after Appendix VII now renumbered as Appendix VII-A.

#### APPENDIX VII-B

Regulations for the grant of TDR to the developers/Co-operative Housing Societies/NGOs in respect of slum rehabilitation scheme vide DCR 33(10) and DCR 33(14)-

1. The developer / society / NGO on a plot of land for which the Slum Rehabilitation Project is sanctioned under these Regulations shall be eligible for the award of TDR for the FSI, if any, in excess of 2.5 or as may be specifically permitted by the Chief Executive Officer, Slum Rehabilitation Authority.
2. DRC for the TDR will be issued by the Commissioner, Brihan Mumbai Municipal Corporation himself on recommendation by Chief Executive Officer, Slum Rehabilitation Authority. The FSI credit in square metres of built-up area will be stated in figures and in words, the place where TDR is earned.
3. The built-up area for the grant of DRC shall be equal to the FSI of the sanctioned Slum Rehabilitation Project allowed to be taken in the form of TDR.
4. When a buildable amenity on the reserved plot for which slum rehabilitation project is sanctioned and handed over free of cost to the Municipal Corporation, the Commissioner may grant a further TDR due for the construction of the said amenity, and in accordance with the general policy of the Municipal Corporation in this regard.
5. A DRC will be issued only on the satisfactory compliance with the conditions prescribed in this Appendix as well as in Appendix IV.
6. If the holder of a DRC intends to transfer it to any other person/s he will submit it to the Commissioner with an appropriate endorsement of the new holder's name. Without such endorsement by the Commissioner himself, the transfer shall not be valid, and will be available for use only by the original holder.
7. A holder of a DRC who desires to use the FSI credit certified therein on a particular plot shall attach to his application for development permission valid DRCs to the extent required.
8. Irrespective of the location in which they originate, DRCs shall not be used in the Island city.
9. Notwithstanding any provisions contained in Appendix VII-A, the DRCs may be used-
  - (a) On any plot in the same ward in which TDR has originated, the ward not being in the Island City.
  - (b) On any plot lying to the north wholly or partly of the plot in which TDR originated, the plot not being in the Island City.
10. A DRC shall not be valid for use on receivable plots in the area listed below :
  - (i) Coastal Regulation Zone-I and areas in NDZ, TDZ and the areas for which the MMRDA has been appointed as Special Planning Authority.
  - (ii) On plots where Slum Rehabilitation Projects have been taken up or are possible.
  - (iii) Areas where the permissible FSI is less than 1.0 FSI except " M" Ward.
  - (iv) Heritage buildings and precincts notified under DC Regulation No. 67.

11. Notwithstanding the provisions in Appendix VII-A, sub-regulation 12, the use of DRC on the TDR receiving plot will be subject to the same regulations that are applicable to the TDR receiving plot. There will be no restrictions on which zone TDR can be received, except the provisions in sub-regulation 9 and 10 above.
  12. The DRC may be used on one or more plots of land whether vacant or already developed by the erection of additional floors, or in any other manner consistent with these regulations, but not so as to exceed the FSI prescribed below.
  13. Any TDR receiving plot shall not be eligible for more than 100 per cent additional FSI in whichever combination TDRs are received provided at least 20 percent of the FSI shall be mandatorily kept for use of TDR generated as surplus from slum rehabilitation scheme. The source of TDR could be from slum redevelopment, DP reservations or DP road going through TDR receiving plot.
  14. Before granting development permission to use TDR in full or in part, the Commissioner shall endorse in writing in figures and in words the quantum of DRC proposed to be utilised in the development permission.
  15. A DRC shall be issued by the Commissioner himself as a certificate printed on bond paper in an appropriate form prescribed by the Commissioner. Such a certificate shall be a transferable/negotiable instrument after due authentication by the Commissioner.
  16. The Commissioner shall maintain a register in a form considered appropriate by him of all transactions relating grant or utilisation of DRCs arising out of slum rehab projects. From time to time at least once in three months these transactions shall be published in the *Maharashtra Government Gazette* for the information of the public, provided however the utilisation of TDR/ DRCs shall not be dependent upon any such publication.
  17. Wherever TDR arising out of slum rehabilitation project is received, the relaxation as required shall be given for such slum TDR on the same basis as for free sale component in the slum rehabilitation project.
    - I. Following proviso shall be added at Serial No. 3 in column No. 4 of Table 4 of DCR No. 9 against entry at Serial No. 1(b), 1(c) and 1(d) at respective places:-  
" (3) Or development of site can be taken up and approved by the Slum Rehabilitation Authority for the implementation of the scheme."
    - II. Following clause shall be added at Serial No. (14) after Serial No. (13) of DCR No. 33  
(14) Provisions relating to Transit Camp tenements for Slum Rehabilitation Scheme.
- (A) The FSI may be permitted to be exceeded for the construction of Transit Camp Tenements as shown below:

Serial No. (1)	Location (2)	Total FSI (3)
1.	Suburbs and extended Suburbs	2.5
2.	Difficult areas comprising of Dharavi and such other areas as may be notified by SRA from time to time	2.99
3.	Island City applicable only to lands belonging to Government and Public Sector undertakings	2.33



- (B) The normally permissible FSI on the plot may be used for the purpose for which it is designated in the Development Plan.
- (C) The additional FSI could be used for construction of transit camp tenements having a carpet area of 20.90 sq.mts (225 sq.ft.) with the same specifications as for permanent slum rehabilitation tenements which will be used for the purpose of accommodating hutment-dwellers in transit on account of Slum Rehabilitation Scheme for 10 years on rent to be fixed by the Chief Executive Officer of the Slum Rehabilitation Authority. After that period, the tenements can be used by the owner for any purpose.
- (D) Or, the additional FSI could be used in the following manner :

Serial No	Location	Addl.FSI	FSI for tenements for SRA	FSI for free sale Component
(1)	(2)	(3)	(4)	(5)
1.	Suburbs and extended Suburbs	1.50	0.75	0.75
2.	Difficult areas comprising of Dharavi and such other areas as may be declared by SRA from time to time	1.66	0.71	0.95
3.	Island city applicable only to Government and Public Sector under takings	1.00	0.57	0.43

Even in areas where the normally permissible FSI is less than 1.0, the additional FSI for permanent transit shall be mentioned as in 14(D) above and the ratio between FSI for transit camps to be given free of cost and for sale shall remain the same as in the Table given herein above.

Provisions of Sub-regulation 8.1 of Appendix IV shall apply to these transit camps.

- (E) Only after the Transit camps are handed over free of cost to the Slum Rehabilitation Authority, the occupation certificate, water connection, power connection etc. for the other portion shall be given by the Appropriate Authority.
- (F) The additional FSI shall be permitted also in cases where construction has already taken place consuming full or part of the normally permissible FSI, provided 75% of the occupants/owners have no objection thereto.
- (G) For the purpose of slum rehabilitation projects, the temporary transit tenements will have to be provided on a temporary basis on or close to the site as far as possible.
- III. Following proviso shall be added at Sr. No. (xiv) after Sr. No. (xiii) of DCR No. 60.
- (xiv) Construction of transit camp tenements required for implementation of Slum Rehabilitation Schemes provided the area is within No Development Zone, but restricted to within 100 metres from the periphery of No Development Zone towards the developed/non-NDZ area.

## ANNEXURE A

(Extract of Clause 6 of Appendix IV to the DCR 33(10) published in  
*Maharashtra Government Gazette*, dated 28th August 1996)

- 6. RELAXATIONS IN BUILDING AND OTHER REQUIREMENTS**
- 6.1 A multi-purpose room shall be allowed with size upto 12.5 sq.metres with a minimum width of 2.4 metres
  - 6.2 Separate kitchen shall not be necessary. Cooking space (alcove) shall be allowed without any minimum size restrictions. Where a kitchen is provided, the minimum area shall be 5 sq.metres provided the width shall be at least 1.5 metres.
  - 6.3 There shall be no size restriction for bath or water closet unit. Moreover for bathroom, water closet or kitchen, there shall be no stipulation of one wall abutting open space, etc. as long as artificial light and ventilation through any means are provided.
  - 6.4 In water closet, flushing cisterns shall not be essential and toilets without this provision may be permitted. Water closet seat shall be of a minimum length of 0.46 metres (18 inches)
  - 6.5 A septic tank filter bed shall be permitted with a capacity of 150 litres per capita, where the municipal services are likely to be available within 4-5 years.
  - 6.6 The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.
  - 6.7 Single flight staircase, having a width of not less than 1.2 metre, without landing between floors shall be permitted.
  - 6.8 In the rehabilitation component, lift shall not be insisted upon, upto ground plus five floors.
  - 6.9 The provisions in DCR 38(22) relating to balcony will apply to the scheme with the following modifications. There shall be no restriction on zone and balcony shall not reduce marginal open space to less than 1.5 metres. For calculating of area of 20.90 sq.metres the area of the balcony shall be included.
  - 6.10. Areas of common passages not exceeding 2.0 metres in width provided in rehabilitation component to give access shall not be counted towards FSI even while computing 2.5 FSI on site.
  - 6.11 Front and marginal open spaces : Irrespective of the height of the building in the rehab component or composite building, the front and marginal open space shall be 1.5 metre for these buildings.
  - 6.12 Notwithstanding the provisions in DC Regulation 29, Table 10 where the location of the plot abuts DP road, having width of 18.3 m. and above, the front marginal open space shall not be insisted upon beyond 3.0 metres, provided it is not an express highway or road wider than 52 m.
  - 6.13 Where the location of the plot abuts a nallah, the marginal open space along the nallah shall not be insisted upon beyond 3 metres from the edge of the trained nallah.
  - 6.14 The distance between any two buildings shall not be less than 3 metres.
  - 6.15 If the building is more than ground plus 7 floors, the marginal open space shall be increased at the rate of 1 metre per floor.
  - 6.16 A composite building shall contain at least 50 per cent of the built-up area as rehabilitation components, provided it shall be reduced to 40 percent for the projects in difficult areas.

6.17 Wherever more than the minimum front and marginal spaces have been provided, such additional area provided may be considered as part of the amenity open space in the project comprising both rehabilitation and freesale components, and without charging any premium, in relaxation of the stipulations in DC Regulation No. 23, wherever necessary.

6.18 Pathways and means of access - The ratio between the length of the pathway and the width thereof shall be as follows :

Length	Width
Upto 20 metres ... ..	1.5 metres.
Upto 30 metres ... ..	2.0 metres.
Upto 40 metres ... ..	2.5 metres.
Upto 50 metres ... ..	3.0 metres.

6.19 Between the dimensions prescribed for the pathway and marginal distances, the larger of the two shall prevail. The pathway shall act as access wherever necessary. The building shall be permitted to touch pathways.

6.20 The means of access shall be normally governed by the provisions of DC Regulation No. 22. However, in the Project, wherever the design of the buildings in the same land requires relaxation, it may be given. Access through existing pathways including the roads maintained under section 63K of the Brihan Mumbai Municipal Corporation Act, 1888 but not less than 3.6 m. in width, shall be considered adequate for any slum rehabilitation project, containing buildings having height upto 25 m. including stilts. High-rise building shall be permitted even with an access of 6.0 metre width, which is adequate for passage of a fire tender.

6.21 Only because of use of stilt in the rehabilitation building, if the height increased beyond 24 m. it shall not be considered high-rise building for the purpose of Fire Prevention regulations.

6.22 Even if the amenity space is reduced to make the Project viable, a minimum of at least 8 percent of amenity open space shall be maintained.

6.23 Premium shall not be charged for exclusion of staircase and lift-well etc. as covered under the provisions of DC Regulation 33(2)(c).

6.24 All relaxations outlined hereinabove shall be given to the rehabilitation component, and also to the composite buildings in the Project. Premium shall not be charged for all or any of the relaxations given hereinabove, or for any other mentioned in DC Regulation 35(2) (c).

6.25 Relaxations for the freesale component - Relaxation contained in sub-regulation No. 6.12, 6.13, 6.19, 6.20, 6.21, 6.22 above, as well as other necessary relaxation shall be given to the freesale components, on payment of 10 percent of the normal premium, both in the Island City, and also in the suburbs and extended suburbs.

6.26 In order to make the Slum Rehabilitation scheme viable, the Chief Executive Officer of Slum Rehabilitation Authority shall be competent to make any relaxation wherever necessary for reasons to be recorded in writing.

By order and in the name of the Governor of Maharashtra.

**K. NALINAKSHAN**  
Principal Secretary to Government



# महाराष्ट्र शासन राजपत्र

असाधारण  
प्राधिकृत प्रकाशन

मंगळवार जून १६, १९९२/ज्येष्ठ २६, शके १९१४

स्वतंत्र, संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

## भाग एक - कोकण विभागीय पुरवणी अधिसूचना

### URBAN DEVELOPMENT DEPARTMENT

*Mantralaya, Bombay 400 032, dated the 3rd June 1992*

*Maharashtra Regional and Town Planning Act, 1966.*

No. TPB-4391/4080 (A)/UD-11(RDP) - Whereas, in accordance with sub-section (1) of section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act"), the Government of Maharashtra has proposed to sanction policy guidelines for the Development Plan of Greater Bombay for implementation of allocated, designated/reserved sites occupied by slums, (hereinafter referred to as "the said policy guidelines") under Government Notification, Urban Development Department, No. TPB - 4391/2009/CR-114/ UD-11(RDP), dated the 19th December 1991, published in the Maharashtra Government Gazette, Part I, Konkan Divisional Supplement, dated 26th December 1991, at pages 216 to 223;

And whereas, the Government of Maharashtra had announced its intention to sanction the said policy guidelines as described in Schedule II of the Government Notice, Urban Development Department, No. TPB 4391/2009 (A)/CR-114/91/UD- 11(RDP), dated 19th December 1991, published in the Maharashtra Government Gazette, Part I, Konkan Divisional Supplements dated 26th December 1991 and objections from any person in respect of the said guideline as provided in second proviso to sub section (1) of section 31 of the said Act;

And Whereas, in accordance with sub-section (2) of section 31 of the said Act, Government had appointed an officer to hear the persons or person who submit objections or suggestions in respect of the proposed modifications and to submit objections or suggestions and his report to Government (hereinafter referred to as "the said officer"), vide Government Notification,

Urban Department No. TPB - 4389/2009/CR-114/91/UD-11 (RDP), dated the 4th December 1991 published in the Maharashtra Government Gazette, Part I, Konkan Divisional Supplement, dated 26th December 1991 at page 226;

And whereas, in exercise of the powers conferred under the first proviso to sub-section (1) of section 31 of the said Act, the Government of Maharashtra by its Notification, Urban Development Department, No. TPB - 4392/716/UD-11 (RDP), dated 31st March 1992, has extended the period for sanctioning the Revised Development Plan for a further period upto and inclusive of 30th June 1992;

And whereas, the Government of Maharashtra has in accordance with sub-section (3) of section 31 of the said Act, taken into consideration the objections and suggestions received and the report of the said officer ;

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby-

- (a) sanctions the policy guidelines for the Development Plan of Greater Bombay for implementation of allocated/ designated/ reserved sites occupied by slums specified in the Schedule below which shall be the final policy guidelines for the Development Plan of Greater Bombay for the said purpose;
- (b) fixes the 19th day of July, 1992 to be the date on which the policy guidelines for Development Plan of Greater Bombay shall come into force.

#### **SCHEDULE**

*Policy Guidelines for the Development Plan of Greater Bombay  
for implementation of lands allocated to various  
users designated/reserved sites occupied by slums*

#### **PREAMBLE**

It is a well-known fact that nearly 55% population of Greater Bombay does not have authorised shelter. Nearly 2,525 hectares of lands in the City are under slums. Lands occupied by slums are allocated for different users and are designated, reserved or allotted for various existing or proposed public purposes in the draft or final revised Development Plan of Greater Bombay.

Government of Maharashtra have, vide Urban Development Department Notification No. DCR 1019/RDP/UD-11, dated 20th February, 1991 sanctioned the Development Control Regulations for Greater Bombay, 1991. Therein sub-regulation (10) of Regulation 33 read with Appendix-IV provides for special provisions for slum redevelopment through owners / developers/ co-operative housing societies of such slum dwellers. Under this Development Control Regulation, redevelopment of slums is permissible in residential zone.

These Development Control Regulations were sanctioned by Government on 20th February, 1991 and came into force on 25th March 1991. In the meanwhile, Government had already started the work of scrutiny and sanction of the ward-wise revised Development Plan of Greater Bombay. During the course of inspection of sites designated or reserved for public purposes in the draft or final Revised Development Plan, it was observed that not only the areas in residential zone

but the areas in Industrial, Commercial, No Development Zone and area designated/ reserved/ allotted for various existing as well as proposed public purposes have been occupied by slums. Government in Housing and Special Assistance Department had carried out census of huts in Bombay in 1976. Each hutment dweller so censused has been issued a photo-pass. Thereafter such slums whose structures and inhabitant's names have appeared in the Legislative Assembly Voters' list of 1985 have also been treated as authorised by Government.

It is very difficult, if not possible, to evict the slum dwellers from their places even when the land on which they reside are reserved or designated in the Development Plan for various public purposes. Even if ready to shift, alternative sites for such shifting are not available in nearby vicinity. Hence naturally the eviction and relocation of such slums is to be carried out at a place far away. Slum dwellers resist such a shift to a place where patterns of employment and travel get dislocated. It is therefore considered necessary for the Government to evolve practical solutions to obtain lands for amenities/facilities from lands being occupied by slums and allow redevelopment of lands zoned or reserved for other users. Government had prepared draft policy guidelines with which the need for the amenity/facility can be met to some extent and also the redevelopment of the slum is carried out at the same place.

The Planning Authority did not include any such policy guidelines for the redevelopment of slums affected by reservations or zoned for user other than residential while publishing a draft Development Plan under section 26 of the Maharashtra Regional and Town Planning Act, 1966 or while submitting the said draft Plan under section 30 of the Act to the State Government for sanction. Inclusion of such policy guidelines would be a modification at Government level, and since it was considered a substantial modification, it was published under proviso to section 31(2) of the said Act. This was done vide Urban Development Department, Notice No. TPB-4391/2009(A)/CR-114/91/UD-11(RDP) dated 19th December 1991. It was mentioned therein clearly that the said policy guidelines would be applicable to the entire Greater Bombay.

Having received objections and suggestions to the said substantial modification, the designated officer appointed by Government, Shri G. S. Pantbalekundri, Deputy Secretary to the Government of Maharashtra submitted objections and suggestions received in regard to the said policy guidelines and his report to Government. Government having carefully considered the said objections and suggestions and report is hereby pleased to accord sanction to the following policy guidelines for slum redevelopment in lands zoned or reserved for other purposes, and these guidelines shall be an integral part of the final revised Development Plan for greater Bombay sanctioned by Government under section 31 of the said Act, and shall be applicable to Greater Bombay.

Following guidelines are therefore sanctioned by Government for allowing slum redevelopment on lands occupied by existing slums, which are zoned or reserved for public purpose in the Revised Development Plan of Greater Bombay :

The manner of redevelopment of existing slums occupying lands from residential, commercial, industrial zones and lands reserved/designated/allotted for various public purposes (existing or proposed) is prescribed as set down hereinbelow :

### **Category I**

This category shall consist of lands occupied by "existing slums" in residential, commercial (C-1 and C-2), industrial (I-1, I-2 and I-3) not affected by any other allocations/designation/reservation in the final Development Plan. They may be developed subject to the following :-

- (i) (a) Lands in Residential (R-1 and R-2) and Commercial (C-1) zones occupied by existing slums be allowed to be developed in accordance with sub-regulation (10) of Regulation 33 read with Appendix-IV of the Development Control Regulations for Greater Bombay, 1991 (hereinafter referred to as "the said Regulations").  
(b) Lands in industrial zones (I-2 and I-3)/ industrial estate may be allowed to be converted into residential users in accordance with clause (c) and onwards of sub-regulation (3) of Regulation 56 and regulation 57 of the said Regulations as the case may be. Such lands occupied by existing slums may further be allowed to be developed in accordance with sub-regulation (10) of Regulation 33, read with Appendix-IV of the said Regulations.
- (ii) (a) The same sub-regulation (10) of Regulation 33 read with Appendix-IV of the said Regulations shall be applicable for lands in Commercial Zone (C-2) occupied by existing slums.  
(b) Lands in Industrial Zone (I-1) : Industrial Estate of I-1, occupied by "existing slums" shall be allowed to be developed in accordance with sub-regulation (10) of Regulation 33 read with Appendix-IV of the said Regulations.
- (iii) "Existing Slums" occupying lands in dangerous locations such as hill slopes, marshy lands, near water bodies, lands abutting Railway tracks and sites immediately required for the public and semi-public projects may be relocated on other suitable locations zoned / allocated for any user except lands included in No Development Zone may be allowed to be developed in accordance with sub-regulation (10) of Regulation 33 read with Appendix-IV of the said Regulations. The extent of the area required for shifting such existing slum shall be determined by the Committee appointed under Regulation 18 in Appendix IV read with sub-regulation (10) of Regulation 33 of the said Regulations.
- (iv) Lands in the No Development Zone occupied by existing slums shall be allowed to be redeveloped where the amenities such as water-supply, drainage and electricity are available and the Planning Authority would be able to provide other required facilities, the extent of the land required for redevelopment of existing slum shall be ascertained by the Committee appointed under regulation (18) in Appendix-IV read with sub-regulation (10) of Regulation 33, provided the slum is close to the border or edge of the No Development Zone.

### **Category II**

This category shall consist of lands reserved/designated/allotted for existing or proposed non-buildable reservations such as recreational ground, playground, garden, park and any other open users in the Final Development Plan occupied by "existing slums" to the extent of more than 25 percent of the area under such non-buildable reservations. Where the area occupied by existing slum is less than 25 percent of the area of the site, no redevelopment scheme on the site shall be undertaken and slum dwellers from such areas shall be shifted and sites occupied by them cleared for the designated/reserved amenity.

- (a) Any plot admeasuring upto 1000 sq.m. independently located or in a cluster occupied by existing slums will have to be cleared by shifting the slum dwellers.
- (b) Where the area of site, either independently located or in a cluster, is 1001 sq.m. and above such sites may be allowed to be developed for slum redevelopment in accordance with sub-regulation (10) of Regulation 33 read with Appendix-IV of the said Regulations subject to condition that the ground area of the land so used shall not be more than 67 percent of the reservation and leaving 33 percent rendered clear thereafter for the reservation.

### **Category III**

This category shall consist of lands designated or reserved for buildable public purposes in the draft or Final Development Plan :-

- (i) Existing slums on lands reserved for Primary or Secondary Schools may be developed subject to the following :-
  - (a) In the case of land reserved for Municipal Primary School or a Private Primary School in the Development Plan, a building for accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than 500 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner. The built-up area occupied by the constructed building shall be excluded for the purpose of FSI computation, and where it is intended for a municipal primary school, the building or part thereof intended for a school use shall be handed over free of cost and charge to the Corporation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to sub-regulation (10) of Regulation 33 read with Appendix-IV of the said Regulations.
  - (b) In the case of lands affected by the designation or reservation of a secondary school in the Development Plan, a building for accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than 800 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner, the built-up area occupied by the constructed building shall be excluded for the purpose of FSI computation. The constructed building shall be handed over to the Corporation free of cost and charge and the Municipal Commissioner may hand over the same or part thereof intended for the School use to a recognised and registered educational institution for operation and maintenance on terms decided by him. Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to sub-regulation (10) of Regulation 33 read with Appendix-IV of the said Regulations.
- (ii) For lands occupied by slums, which are reserved for other buildable reservations in the Development Plan not covered under (a) and (b) above the Municipal Commissioner may prescribe the minimum built-up area required for the reservation, requiring the owner or developer to construct at his cost and hand over the built-up area to the Corporation free of cost and free of charge for operation and maintenance for the purpose of the reservation or the Commissioner may hand over the same to a recognised and registered institution for operation and maintenance on terms decided by him. Thereafter the land may be allowed to be developed with full permissible FSI of the plot according to sub-regulation (10) of Regulation 33 read with Appendix-IV of the said Regulations.



#### **Category IV**

This category shall consist of lands other than those described in Category-II and III and V occupied by slums, but allocated, designated or reserved for public purposes in the draft or final Development Plan which an owner is permitted to develop according to Table-4 below Regulation 9 of the said regulations. Such land may be allowed to be redeveloped by the owner/developer at his cost according to the said Table with built-up area as may be prescribed by the Municipal Commissioner and on other terms decided by him. The built-up area would be handed over to the Corporation free of cost and free of charge for further operation and maintenance according to the said Table. The built-up area of the amenity to be provided and handed over to the Corporation shall be excluded from FSI computation and the development for slum redevelopment allowed on the full permissible FSI of the plot according to sub-regulation (10) of Regulation 33 read with Appendix IV of the said Regulations.

#### **Category V**

This category shall consist of lands occupied by existing Slums, designed or reserved for purpose of Public Housing, Public Housing/High Density Housing or Housing for Dishoused.

Such lands shall be treated as sites for slum redevelopment and redevelopment allowed according to sub-regulation (10) of Regulation 33, read with Appendix-IV of the said Regulations, instead of as Public Housing or Public Housing / High Density Housing or Housing for Dishoused.

#### **Category VI**

This Category shall consist of lands occupied by existing slums on proposed or existing alignment of Development Plan Roads or Road-widening proposals.

Rehabilitation of such slum dwellers for clearing the areas required for the roads/road widening proposals shall be effected on suitable nearby residential zone, earmarking the area required for the purpose and then allowing them to be developed according to sub-regulation (10) or Regulation 33 read with Appendix-IV of the said Regulations or on sites developed under sites and services or on pitches developed for shifting of slum dwellers. There shall be no need to carry out a minor modification under section 37 of the said Act for this purpose.

#### **Category VII**

This category shall consist of lands occupied by existing slums, which are not covered by any of the aforesaid categories or where slum redevelopment is not possible for any reasons.

In such cases, for slum redevelopment, a minor modification to the Final Development Plan under section 37 of Maharashtra Regional and Town Planning Act, 1966, for placing the required land for slum redevelopment in the residential zone, may be undertaken. Thereafter slum redevelopment may be undertaken according to sub-regulation (10) of Regulation 33, read with Appendix-IV of the said Regulations.

#### **Applicability**

Decision of State Government on these policy guidelines for implementation of allocated, designated/ reserved allotted sites occupied by existing slums will have effect for, and apply to draft or Final Development Plans of all wards in entire Greater Bombay.

### **Existing Slums**

"Existing Slum" is the area occupied by slum dwellers which are censused and having photo passes as per 1976 census or those whose names have appeared in the Legislative Assembly Voter's list of 1985. These cover slums on Government, MHADA and MCGB lands and Notified Slums on private lands.

### **Slum Redevelopment Area**

Development/redevelopment of lands covered by existing slums in the categories mentioned above shall be allowed only on the area affected by existing slum after a Certificate is issued certifying the exact extent of the lands covered by the slums on lands designated or reserved or allotted for various public purposes and area zoned/allocated for various users in the draft or Final Development Plan required for slum redevelopment. The certificate shall be issued by the Committee appointed as in Regulation 18 of Appendix-IV of the said Regulations. The rest of the unaffected areas from the "existing slums" from the lands zoned/allocated, designated/reserved or allotted shall be allowed to be developed according to normal Development Control Regulations.

### **Tenure Rights**

In case of lands owned by State Government, Maharashtra Housing and Area Development Authority or Municipal Corporation of Greater Bombay, affected by zones/reservations of various categories stated above, the tenurial rights for the areas occupied by the slum dweller from the existing slums within the slum area shall be allowed by the aforesaid authorities in the form of a document as prescribed by Government in the Housing and Special Assistance Department subject to the shifting and relocation of the hut at the time of slum redevelopment in the categories described below :

- |                     |              |
|---------------------|--------------|
| (A) 1. Category - I | I (i) I (ii) |
| 2. Category - II    | Full         |
| 3. Category - III   | Full         |
| 4. Category - IV    | Full         |
| 5. Category - V     | Full         |

(B) Tenurial rights shall not be given in cases where slums are in categories described below. However, Slum dwellers from these categories can be enrolled as members of the Co-operative Housing Societies so that they can be accommodated in the redevelopment schemes.

- |                   |         |
|-------------------|---------|
| 1. Category - I   | I (iii) |
| 2. Category - VI  | Full    |
| 3. Category - VII | Full    |

By order and in the name of the Governor of Maharashtra,

**D. T. Joseph**  
Secretary to Government.

APPENDIX - C

ANNEXURE-I

SLUM REHABILITATION SCHEME

Format for submitting the Scheme as per modified DCR - 33(10)

Appendix-IV (Dt. 15.10.96)

1.	Name of the Slum / Location / Municipal Ward / Assembly constituency Name of CHS (Tel. if any)	
2.	Name of Architect Firm of Architect & Address	
3.	Survey No./CTS No. /CS No. / Plot No. of Village/Division Name of the Road Pin Code.	
4.	<b>Ownership of land</b> a) Name of the Owner b) Address of Owner	
5.	<b>Status of Slum</b> a) Notification No b) Year of census c) Area under slum	
6.	<b>Documentary Evidence regarding ownership of the land</b> <b>A) Private Land</b> a) Conveyance Deed b) Lease Agreement c) Power of Attorney d) Extract from P R Cards signed by SLR e) Court order if any <b>B) For Govt. / MHADA / B.M.C. Land</b> <b>C) Whether under acquisition</b> a) If yes, stage of acquisition	
7.	<b>Documentary Evidence regarding area of the holding / Plot</b> a) As per Conveyance Deed b) As per P R Cards signed by SLR c) As per Affidavit of Owner / Society d) As per Architect's Certificate & triangulation calculation with plot dimensions	_____ Sq. Mtr.

	e) As per Lease Agreement / Power of Attorney f) As Per certificate issued by Ward Officer g) Least of (a) to (f)	_____ Sq.Mtr. _____ Sq.Mtr.
8.	<b>Details of existing hutments.</b> <b>(A) Number of eligible hutment dwellers upto 1-1-1995 Assembly electoral list</b> a) Residential b) Residential Cum Commercial (RC) c) Commercial-Shop/Work Shop/Factory Shop / Economic activities. d) Existing Amenity structure / Welfare Hall, Balwadi, Schools, Gymnasium and Religious structure etc. <b>(B) Attach statement giving details of area, etc. of each commercial establishment with documentary evidences for c &amp; d above. (showing actual &amp; permissible areas)</b>	_____ Nos _____ Nos
9.	ZONE	
10.	Reservation as per D. P. (Attach D. P. / Survey Remark)	
11.	Is layout / sub-division / amalgamation necessary (Separate application not necessary)	
12.	<b>Area Statement</b> i) Area of the plot ii) Deductions for a) Setback area b) Proposed Road c) Deductions for physical provision of buildable/unbuildable reservations. d) Deduction for 5% Amenity open space e) (Total a+b+c+d) iii) Net plot Area (i-ii) (For computation of Ten. Density)	_____ Sq.Mtr. _____ Sq.Mtr. _____ Sq.Mtr. _____ Sq.Mtr. _____ Sq.Mtr. _____ Sq.Mtr. _____ Sq.Mtr.
13.	<b>Computation of tenement density</b> a) Existing nos. of tenements Residential, Resi-cum-Commercial as per clause no.3(12) of DCR 33(10) &	_____ Nos. _____ Nos.

	<p><b>Annexure-II</b></p> <p>b) No. of equivalent tenements for commercial use of slumdweller as per Clause No. 3(13) of Appendix-IV of DCR 33(10), dt. 15.10.97</p> <p>c) Total of (a+b)</p> <p>d) Existing Tenement Density :</p> $\frac{(c)}{12(iii)} \times 10,000$ <p>e) Tenements required to be provided as per tenement density of 500 T/s net Hect.</p> <p>f) No. of PAP required to be provided (e-c)</p> <p>g) <b>Total No. of (rehab + PAP) tenements proposed on site</b></p> <p>Residential</p> <p>Res-cum-Commercial</p> <p>Commercial</p> <p>PAP</p> <p>Existing Amenity</p> <p>Total</p>	<p>_____ Nos.</p> <p>_____ Nos.</p> <p>T/h</p> <p>_____ Nos.</p> <p>_____ Nos.</p> <p>_____ Nos.</p> <p>_____ Nos.</p> <p>_____ Nos.</p> <p>_____ Nos.</p> <p>_____ Nos.</p> <p>_____ Nos.</p>
14.	<p><b>Computation of Rehab. Free Sale Areas</b></p> <p>No. of Rehabilitation tenements required to be provided at the rate of 500 tenements per net hectare</p> <p>a) Area of the plot</p> <p>b) Deduction for D. P. Reservations</p> <p>i) Non buildable reservations</p> <p>ii) Buildable reservation actually implemented on site, including appurtenant open spaces</p> <p>iii) Set back Area</p> <p>iv) Proposed Road</p> <p>c) Total {b[i]+b[ii]+b[iii]+b[iv]}</p> <p>d) Net area of plot for computing No. of Tenements (a-c)</p> <p>e) Deductions for 15% RG (if applicable)</p> <p>f) Balance area of plot (d-e)</p>	<p>_____ Sq.Mtr.</p> <p>_____ Sq.Mtr.</p> <p>_____ Sq.Mtr.</p> <p>_____ Sq.Mtr.</p> <p>_____ Sq.Mtr.</p> <p>_____ Sq.Mtr.</p> <p>_____ Sq.Mtr.</p> <p>_____ Sq.Mtr.</p> <p>_____ Sq.Mtr.</p>

	g) Additions for FSI purpose	_____ Sq.Mtr.
	h) Total Area	_____ Sq.Mtr.
15.	<p><b>(A) Built up Area of Rehabilitation</b> Component by excluding staircase, lift and passage there to, electric meter room &amp; balconies if any (deduction u/s of 35(2) of DCR 1991)</p> <p>a) Residential ( No of tenements _____ ) _____ Sq.Mtr.</p> <p>b) Residential - cum - Commercial _____ Sq.Mtr.</p> <p>(No. of tenements _____ )</p> <p>c) Non-Residential permissible area for rehab component (No. of tenements _____ ) _____ Sq.Mtr.</p> <p>i) 5% for slum society if project is implemented by slum society _____ Sq.Mtr.</p> <p>ii) Add. 5% for NGO sponsored project _____ Sq.Mtr.</p> <p>Total of (a+b+c) 15(A) _____ Sq.Mtr.</p> <p><b>(B) Exclusion for FSI computation</b></p> <p>a) Welfare Centre _____ Sq.Mtr.</p> <p>b) Balwadi _____ Sq.Mtr.</p> <p>c) Society Office _____ Sq.Mtr.</p> <p>d) Common passage upto 2.00 in width _____ Sq.Mtr.</p> <p>Total of (a+b+c+d) 15(B) _____ Sq.Mtr.</p>	
16.	Built-up Area for FSI computation purposed for Rehabilitation Bldg. [15(A)]	_____ Sq.Mtr.
17.	Built-up Area for sale IN ECQ. RATIO OF [15(A)+15(B)]	_____ Sq.Mtr.
18.	Built-up Area for FSI purpose actually proposed to be consumed in sale bldg. on site. (For maximum 2.50 on plot)	_____ Sq.Mtr.
19.	Total BUA permitted for the project (16+17) for FSI purpose.	_____ Sq.Mtr.
20.	Total FSI for the project $\left( \frac{19}{\text{Net Plot Area}} \right)$	_____ Sq.Mtr.
21.	Total Built-up Area actually to be consumed for FSI purpose (16)+(18) on plot	_____ Sq.Mtr.



c) Cost of ____ sq.mtrs. of Transit Accommodation at Rs. ____ per sq.mtr.	Rs.  =====
d) TOTAL (a + b + c)	Rs. =====
e) Supervision Charges (5%) -	Rs.
f) Interest Burden (15%) for half the project period	Rs.
g) Price variation (10%) (including cost of transit accommodation)	Rs.
h) Infrastructure cost at Rs. 840/- per sq.mts.	Rs.
i) Contribution of Rs.20,000/- per tenement	Rs.
j) Development Charges	Rs.
k) Premium (Stair + Lift + Lobby + Balcony open space deficiency)	Rs.
l) Any other cost	Rs. =====
<b>TOTAL COST OF THE PROJECT</b>	<b>Rs.</b> =====

(SIGNATURE OF ARCHITECT)

(SIGNATURE OF OWNER/CHIEF  
PROMOTER OF SOCIETY)



## ANNEXURE II

1. Certified that an area \_\_\_\_\_ sq. m. in CTS Nos. \_\_\_\_\_ F. P. Nos. \_\_\_\_\_ of Village \_\_\_\_\_ Taluka \_\_\_\_\_
- a) Is a censused slum colony of Municipal / MHADA /Govt. Records or is notified as Slum under Section 4(1) of Maharashtra Slum Areas (IC&R) Act 1971 vide Notification No. \_\_\_\_\_ dated \_\_\_\_\_

OR

- b) Is a declared slum on private land under Section 4(1) of Maharashtra Slum Areas (IC&R) Act vide Notification No. \_\_\_\_\_ dated \_\_\_\_\_
2. There are total \_\_\_\_\_ (Give the number) structures in the said Slum Colony out of which \_\_\_\_\_ (No) of structures are protected structures as per Government G.R. No. झोपुयो - 1096 प्र. क्र. 68 गृ.नि.सेल dated 16 May 1996 and amended D.C. Regulation 33(10) and therefore eligible for free alternative accommodation under Slum Rehabilitation Scheme.
3. Out of \_\_\_\_\_ (No) of eligible structures \_\_\_\_\_ are Residential, \_\_\_\_\_ are Residential-cum Commercial and \_\_\_\_\_ are Commercial.
4. Out of \_\_\_\_\_ eligible slum-dwellers, \_\_\_\_\_ slum-dwellers have given consent in writing to proposed Slum Rehabilitation Scheme. Thus \_\_\_\_\_ % have consented to the scheme.
5. The list of hutment dwellers along with other details such as carpet area for commercial users, etc. is appended herewith.
6. The Slum boundaries as submitted are described as below with plan :
- North  
South  
East  
West
7. Local Name of the Slum Colony is \_\_\_\_\_ and the name of the Proposed Society of slum-dwellers is \_\_\_\_\_

Ward Officer (M.C.G.M.)  
C.O. MHADA  
Dy. Collector (Enc.)



**ANNEXURE III (Proforma)**

**Annexure to assess the financial capability of the Developer to execute the SRA Scheme.**

1. Name of the Slum Co-op. Society. :
2. Address of the Slum Co-op. Society. :
3. Name of the Chief Promoter/President  
& Secretary of the Slum Co-op. Society. :
4. Number of Rehabilitation Tenements  
to be constructed as per Annexure II :
5. Name and Address of the Architect. :
6. Name and Address of the Developer. :
7. Status of the Developer's Firm  
((Proprietary/Partnership/Company) :
8. Whether Memorandum of Association/  
Registered Partnership Deed attached? Yes/No. :
9. Whether Income Tax Clearance Certificate  
for the last three consecutive years  
including that of the last year attached? Yes/No. :
10. Whether Audited Statements of last three  
consecutive years of Accounts attached? Yes/No. :
- If yes,
  - (i) Year \_\_\_\_\_ : Yes/No.
  - (ii) Year \_\_\_\_\_ : Yes/No.
  - (iii) Year \_\_\_\_\_ : Yes/No.
11. (a) Funds required for construction of \_\_\_\_\_ Rehab. Tenements.  
Amount = Number of Rehab. Tenements x Cost of one tenement.
- (b) 20% of the Amount in (a) above as initial  
        Investment ready for investment in the Scheme.  
        Proof of the Funds available.
  - (1)
  - (2)
  - (3)
  - (4)
- (C) Plan for 80% of the amounts in (a) above, that the amounts required for  
        completing the scheme will be made available from the following sources -
  - (1)
  - (2)
  - (3)
  - (4)

**Signature of Architect**

**Signature of Developer**

**APPENDIX - D**  
**SLUM REHABILITATION AUTHORITY**

CIR NO. SRA/4

No. SRA/DyCE/1710  
Date 27th August, 1997

**CIRCULAR**

*SUB : Approval of Slum Rehabilitation Schemes.*

As per the present practice, approval of proposals of the Slum Rehabilitation Scheme is being given in 4 (four) different stages:

- |                            |                               |
|----------------------------|-------------------------------|
| (1) Letter of Intent (LOI) | (2) Layout                    |
| (3) Intimation of approval | (4) Commencement Certificate. |

While approving each of the stage the validity period of LOI and Layout is 1 (One) year and the validity period of IOA is 1 (One) year and C.C. as per M.R.&T.P. Act. While proposing the validity period of each of the stages, it was anticipated that the Developer/Architect/Society bearers will complete formalities required for each of the stages and submit their proposal expeditiously for speedy implementation of the scheme. However, in reality it has been seen that the schemes are approved and stuck up at LOI level only and they come forward for revalidation of LOI or Layout without doing any ground work for implementation of the scheme. This has resulted into increasing number of LOI but, in fact hardly new works are actually in progress.

Since Government is very keen to implement this scheme and rehabilitate the slum dwellers in a stipulated time, it has become necessary to cut short the procedure and reduce the validity period for each of the stages.

It has therefore, become necessary that henceforth, the Developer/Architect will have to submit the proposal to S.R.A. complete in all respects, so that they will be in a position to receive LOI/Layout and IOA of 1st (first) rehabilitation building simultaneously. The validity period for all 3 (three) will be reduced to 3 (three) months only, during which time he has to comply with the requirements required for starting of work and come forward with the request to obtain C.C. u/s.44 &45 of M.R. & T.P. Act.

Therefore, by direction of C.E.O. (SRA) the proposal which is incomplete for grant of approval of Layout/IOA and approval of 1st rehabilitation building will not be allowed to be submitted and will be accepted only after annexing all the required documents for issue of above approval. A copy of Annexure required for approval of LOI/Layout and IOA is annexed herewith.

In order to facilitate the disposal it has also been decided that Architect/Developer or Society bearers may submit Annexure-II in duplicate, as prepared by them in the prescribed proforma signed by Owner/ Developer/C.P./N.G.O., a copy of which will be forwarded to the Competent Authority who issues Annexure-II for getting it certified. The proposal will be scrutinised on the basis of Annexure-II submitted by the Architect. However, approval will be granted only after receipt of certified Annexure-II from the Competent Authority.

The S.R.A. will also follow up with the respective Competent Authority to get Annexure - II certified by them. This procedure will come in force immediately after issue of this Circular.

(S.M.Deshpande)  
Dy. City Engineer (SRA)

APPENDIX - E

SLUM REHABILITATION AUTHORITY

CIRCULAR No. 7

97-98

No.SRA/FC /1372

Date : 25 November, 1997.

CIRCULAR

*Subject : Payment of Deposits and infrastructural Charges to Slum Rehabilitation Authority and Instalments in Payment Facility.*

*Reference : Circular No.1- SRA/DyCE 1426 of 29th November, 1996.*

As per the Clause No. 9.1 of Amended DCR 33(10), sanctioned by Government of Maharashtra vide Govt Notification No. DCR-1095/1209/CR-273/95/UD-11 dated 15th October, 1997, an amount of Rs. 20,000/- per Rehabilitation tenement shall be deposited with SRA in accordance with time schedule as may be laid down by Chief Executive Officer of S.R.A. Further, as per Clauses No.9.2, an amount of Rs. 840/- per sq.m over and above normally permissible FSI shall be charged and recovered.

In the view of above, it has been decided that the payment schedule will be as enlisted below and will be applicable for all earlier schemes also :

**I) DEPOSIT :-**

The developer shall deposit Rs.10,000/-per rehabilitation tenement at the time of plinth C.C. of the freesale building, proportionate to the extent of freesale building for which plinth C.C. is applied for. In case of composite building , the deposit of Rs. 10,000/- per rehabilitation tenement shall be payable at the time of plinth C.C. of the said composite building. The balance payment, totalling upto Rs.20,000/- per rehabilitation tenement shall become payable before grant of occupation certificate to the rehab building or composite building. However, if TDR is claimed, the entire amount of deposit of Rs.20,000/- per rehabilitation tenement will become payable at the stage of claiming such TDR.

This policy will be applicable even for cases of conversion from SRD to SRA Scheme.

**II) INFRASTRUCTURAL CHARGES :-**

Rs. 840/- per sq.m shall be charged on built-up area beyond normally permissible FSI of the zone. The first instalment of Rs.400/- per sq.m of built-up area shall be paid at the time of C.C. of sale building proportionate to the built-up area of respective sale building or before grant of C.C. to composite building proportionate to sale component in that composite building.

The second instalment of Rs. 440/- per sq.m of built-up area shall be paid at the time

of occupation certificate of freesale building proportionate to the built-up area of respective freesale building or before grant of occupation certificate to composite building in case of composite building. In case, TDR is claimed, the entire amount of Rs. 840/- per sq.m proportionate to the extent of such TDR claimed shall become payable.

This policy will be applicable even for conversion cases.

- III) If the developer is requesting for further relaxation in stages as prescribed above in (I) and (II) and he is prepared to pay 5% of the amount due, subject to a minimum amount of Rs.1 lakh and further submit an undertaking to pay remaining amount with 16% simple interest chargeable from the due date; such facility may be granted by the concerned Executive Engineer.
- IV) Notwithstanding anything contained above, the full amount deposited (Rs. 20,000/- per tenement) must be collected either before grant of full occupation to rehabilitation component or before approving the plans for last 25% in situ freesale component whichever is earlier, as per Clause No. 9.1 of Amendment DCR 33(10).
- V) The structure of fees circulated vide Circular No. 1 - SRA/DyCE 1426 of 29.11.96 stands modified as regards to the recovery of deposit of Rs. 20,000/- per tenement and infrastructural charges of Rs. 840/- per sq.m. to the extent of changes made.

This issues with the approval of Chief Executive Officer, S.R.A.

**Finance Controller (S.R.A.)**

**APPENDIX - F**  
**NOTIFICATION**

Urban Development Department  
Mantralaya, Mumbai 400 032.  
Dated : 7th November 1997.

No. BMC-1996/6183/CR-50/97/UD-21 : In exercise of the powers conferred by section 144 B of the Mumbai Municipal Corporation Act (BOM. III of 1888), and of all other powers enabling it in this behalf, the Government of Maharashtra hereby fixes the following reduced rates of property taxes, during the period of twenty years with effect from the 23rd November 1995, or from the date of occupation of the premises whichever is later, to be levied in respect of any building constructed, whether before or after the 23rd November 1995, under the Low Cost Housing Scheme for economically weaker sections and Low Income group by the Maharashtra Housing and Area Development Authority, or under the Slum Rehabilitation Scheme declared under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971 (Mah. XXVIII of 1971), or under any other Housing Scheme of the Central Government, State Government or Mumbai Municipal Corporation for the purpose of slum improvement, and used for residential purposes, namely:

<b>Period</b>	<b>Reduced rate of Property taxes</b>
1. From the 1st year to the 10th year	20% of the rate of property taxes levied in the particular year.
2. From the 11th year to the 15th year	50% of the rate of property taxes levied in the particular year.
3. From the 15th year to the 20th year	80% of the rate of property taxes levied in the particular year

By order and in the name of the Governor of Maharashtra.

(D.S.Gujare)  
Deputy Secretary to Government

# SLUM REHABILITATION AUTHORITY

Cir. SRA - 1  
(Dy. CE-1)  
1996-97

No. SRA/Dy. C.E./ 426 of 29.11.96

## C I R C U L A R

Sub : Levy of fees for disposal and approval of Bldg. Proposal submitted for Slum Rehabilitation Scheme under amended D.C. Regulation 33 (10) of sanctioned D. C. Regulation for Greater Mumbai, 1991.

The Government of Maharashtra in Housing and Special Assistance Department by their notification under No. SRP/1095/CR/37/HSG. Cell dated 16.12.95 has appointed Slum Rehabilitation Authority under the provisions of Section 3 A of Maharashtra Slum Areas (Improvement, Clearance, and Redevelopment Act, 1971.) The Government of Maharashtra in Urban Development Department under the provisions of section 37 (2) of the M. R. & T. P. Act, 1966 amended upto date have invited suggestions, objections to the amendment by their notification dated 27<sup>th</sup> August, 1966 to D. C. Regulation 33 (10). Further, the Government of Maharashtra in Urban Development Department u/s 154 (2) of M. R. & T. P. Act have made amendment to the D. C. Regulation operative from 15.10.1996.

In view of the said notification the proposals for Rehabilitation of Slum dwellers are required to be submitted to Slum Rehabilitation Authority with immediate effect.

In order to decide the quantum of fees to be charged while approving the plans/layouts, etc. the matter has been discussed with Chief Executive Officer of Slum Rehabilitation Authority and it has been decided to propose the reduction to the existing scale of fees, which is being collected by S. R. A. The revised structure of fees to be charged for the proposals under Slum Rehabilitation Authority is enclosed herewith.

1

Sd/- 18.11.96  
Dy. C. E. (S. R. A.)



**ANNEXURE - X**

Sr. No.	Purpose	Scale of fees sanctioned by CR No. 208 of 20.8.1989 effective from date of Corporation Resolution.	Scale of fees proposed to be Revised and collected by SRA.
1	To construct a building under the provision of Sec-44/69 of the MR & TP Act.	i) Rs. 140/- per 10 sq.mts. or part thereof with minimum of Rs. 1400/- for Residential user.  ii) Rs.280/- per 10 sq.m. or part thereof with a minimum of Rs. 2800/- for Commercial user.	i) Rs. 35/-per 10 sq.mts. built up area for Rehabilitation Component with minimum of Rs. 350/-. Rs.70/- per 10 sq.m. for Residential in free sale component with minimum Rs. 700/-.
		iii) Rs. 210/- per 10 sq.m. or part thereof with a minimum of Rs. 2100/- for Industrial user.	ii) Rs. 70/- per 10 sq.m. or part thereof for Commercial user in Rehabilitation Component with minimum of Rs. 700/- Rs. 140/- per 10 sq.mt. or part thereof with minimum of Rs. 1400/- for Commercial user in sale component.
2	In case of amended plans for sanctioned proposal.		iii) Rs. 70/- per 10 sq.mt. or part thereof for Rehabilitation with a minimum of Rs. 700/- for Industrial user. Rs. 105/- per 10 sq.m. with a minimum of Rs. 1050/- for Industrial user for sale component.
3	Scrutiny fees for approval of the scheme.	Rs. 1/- per sq.mt.	Rs. 1/- per sq.mt. for Rehab and Sale built up areas when there is no increase in the built up area and for additional areas. Same as (1) above
4	Deposit for approval of plans.	Rs. 1/- per sq.ft. (I.O.D. DEPOSIT)	i) Rs. 0.50/- per sq.mt. of land area.  Rs.1/-per sq.ft.
5	Layout Scrutiny fees	Rs. 2/- per sq.mt.or Rs. 5000/- whichever is more.	Rs.1/- per sq.mt. of land area or Rs. 2500/- whichever is more.

6	Layout deposit for development of Infrastructure.	Rs.50/- per sq.mt.	Rs.25/- per sq.mt. of land area.
7	If the Phase Programme is given the layout deposit for development of infrastructure will be charged at 10% with approval of Dy.CE (SRA).	10% of Rs. 50/- per sq.mt.	10% of Rs. 25/- per sq.mt. of land area.
8	Transit Camp (Temporary)	In case of Commercial and other non – residential temporary structures first 10 sq.mt. or part thereof Rs. 600/- sq.mt. Every subsequent or part thereof Rs. 300/-, and in case of temporary Residential structures first 10 sq.mt. or part thereof Rs.150/- per sq.mt. every subsequent of part thereof Rs. 75/- sq.mt.	In case of temporary non-residential structures, first 10 sq.m. or part thereof Rs. 300/- and for further 10 sq.m. and part thereof Rs.150/-, In case of Temporary Residential structures first 10 sq.mt. or part thereof Rs.75/- and Rs. 40/- for every subsequent part thereof.
9	In case of temporary 25% of normal scale of fees in structures used for Sr.No.(8) above. Educational, Religious, Medical or such other Charitable purposes.		25% of normal scale of fees in Sr. No. (8) above.
10	To construct Permanent Transit Camp, proposed as per D.C. Regulation No. 33(13).	NOTE : Revalidation fees for temporary Transit Camp will be charged as equivalent to the yearly scrutiny fees as per (9)above. Penalty for revalidation more than 3 months after expiry with 10% and after 6 months upto 12 months will be 20% of scrutiny fees in addition to the yearly scrutiny fees.	Fees same as (1) & (2) above.

11	<p>Revalidation</p> <p>(a) Where application for revalidation alongwith Bldg. Permissible C.C. and plans with a progress report is submitted within one month of the expiry of C.C. of Bldg. Permission if C.C. is not issued.</p> <p>(b) Where application for revalidation alongwith Bldg. Permission, C.C. and plans with a progress report if submitted after expiry of one month but before expiry of 3 months of the C.C. or of Bldg. Permission, if C.C. is not issued.</p> <p>© Where application for revalidation alongwith Bldg. Permission, C.C. and plans with a progress report is submitted after expiry of 3 months of the valid date of C.C. or of Bldg. Permission if C.C. is not issued.</p>	<p>Rs. 1400/- for Residential. Rs. 2800/- for Commercial. Rs. 2100/- for Industrial.</p> <p>Rs. 2,800/- for Residential. Rs. 5,600/- for Commercial. Rs. 4,200/- for Industrial.</p> <p>Rs. 2800/- late fees at the rate of Rs. 700/- p.m. for Residential. Rs. 5600/- late fee at the rate of 1400/-p.m. for Commercial. Rs. 4200/- late fee at the rate of RS. 1110/- p.m. for Industrial.</p>	<p>Rs. 700/- Residential. Rs. 1400/- Commercial. Rs. 1050/- Industrial.</p> <p>Rs. 1400/- for Residential. Rs. 2800/- for Commercial. Rs. 2100/- for Industrial.</p> <p>Rs.1400/- late fee at the rate of Rs. 350/- p.m. for Residential. Rs. 2800/- late fee at the rate of Rs.700/- p.m. for Commercial. Rs.2100/- late fee at the rate of Rs. 555/-p.m. for Industrial. (The late fees will be charged for a period beyond 3 months of the valid date).</p>
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Note : The above levy of fees will come in operation with immediate effect. The Architect / Society / Bearers / Developers / Owners are requested to pay the above charges directly to the Bank of Maharashtra situated at the ground floor of the MHADA Building, after getting due endorsement from the Slum Rehabilitation Authority Office.

Sd/-18.11.96  
Dy.C.E. (S.R.A.)

## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक - २

### परिपत्रक

महाराष्ट्र राज्य शासनाने मुंबईतील झोपडपट्टी पुनर्वसनासाठी अग्रक्रम दिलेला आहे. झोपडपट्टी पुनर्वसनविषयक इमारत प्रस्तावांना मंजूरी देण्यासाठी विकास नियंत्रण नियमावली ३३(१०), परिशिष्ट - ४ मध्ये शासनाने सुधारणा करून, प्रचलित नियमांमध्ये विशेष सूट देऊन योजना गनिमान करण्यावर भर दिलेल्या आहे.

या योजनेतर्गत झोपडपट्टीवासियांसाठीच्या पुनर्वसन घटकाचे बांधकाम व खुल्या बाजारातील विक्रीच्या घटकाचे बांधकाम ह्या दोन गोष्टींचा प्रामुख्याने अंतर्भाव आहे. यापैकी झोपडपट्टीवासियांच्या पुनर्वसन इमारतींच्या बांधकामाचा दर्जा योग्य रहावा व त्या इमारतींचे बांधकाम वेळेत पूर्ण व्हावे अशी अपेक्षा आहे.

या योजनेमध्ये मिळणाऱ्या विशेष सोयी - सवलतींचा लाभ मिळण्यासाठी बऱ्याच पुनर्वसनाच्या कामामध्ये नवीन विकासकांचा सहभाग होण्याची शक्यता गृहित धरून कामाचा दर्जा राखण्यासाठी व प्रकल्पाची पूर्तता वेळेवर होण्यासाठी अशा विकासकाकडे कामाचा पुरेसा अनुभव आणि आर्थिक क्षमता असणे आवश्यक आहे.

महाराष्ट्र शासनाच्या सार्वजनिक बांधकाम विभागामध्ये कंत्राटी कामांचा ठेका देतांना कंत्राटदाराची पात्रता, त्याचा पूर्वानुभव व आर्थिक कुवत अशा निकषांचा विचार करून मगच कामाचा ठेका दिला जातो. त्या पध्दतीचा आधार घेऊन विकासकांनी सादर केलेल्या झोपडपट्टी पुनर्वसनाच्या बांधकामांना मंजूरी देण्यापूर्वी विकासकास खाली नमुद केल्याप्रमाणे त्याचा बांधकाम क्षेत्रातील पूर्वानुभव, आर्थिक क्षमतेबाबत राष्ट्रीयकृत बँकेकडून मिळविलेले सॉलव्हन्सी सर्टिफिकेट प्राधिकरणाकडे संबंधित योजनेचे इरादा पत्र देण्यापूर्वी सादर करावे :-

झोपडपट्टी पुनर्वसन योजनेचा खर्च	सॉलव्हन्सी सर्टिफिकेटची रक्कम
१० कोटी जहं वा त्यापेक्षा जास्त	रुपये - ३०/- लाख
५ कोटी ते १० कोटीपर्यंत	रुपये - १५/- लाख
५ कोटीपर्यंत	रुपये - ५/- लाख

हे सॉलव्हन्सी सर्टिफिकेट विकासकाच्या नांवे असणे आवश्यक आहे.

तसेच योजना सादर करतांना विकासकांचे त्यापूर्वी पाच वर्षांमध्ये मुंबई व आसपास केलेल्या बांधकामाची माहिती व त्यावर एकूण केलेल्या खर्च इत्यादी माहिती वास्तुविशारदामार्फत सादर करावी. त्याचप्रमाणे त्यांच्याकडे प्रशिक्षित तांत्रिक कर्मचार्यांचा किती आहे व साधनसामुग्री किती आहे याची माहिती द्यावी. जेणेकरून कामाच्या खर्चाच्या

प्रमाणात सदर विकासकाकडे पुरेसा कर्मचारीवृंद, साधनसामुग्री आणि आर्थिक कुवत आहे की नाही हे पाहून एखादे काम करण्यास विकासक पात्र आहे की नाही हे ठरविले जाईल. ज्या योजनेसाठी विकासक पुढे येत आहे त्याच्या प्रस्तावित बांधकामाच्या निदान २५% क्षेत्रफळाएवढे बांधकाम त्याने गेल्या पाच वर्षात केलेले असणे आवश्यक आहे, नसल्यास तो त्या कामासाठी अपात्र ठरेल.

परंतु अशा योजनांमध्ये, जसे की झोपडपट्टीने व्यापलेले क्षेत्र ५०० चौ.मी.किंवा त्यापेक्षा कमी आहे अशा ठिकाणी मात्र सॉलव्हन्सी आणि पूर्वानुभवासंबंधीच्या अटी असणार नाहीत की ज्याअन्वये होतकरून विकासकांना अशी कामे करण्याचे इच्छा आहे त्यांनासुध्दा संधी मिळेल.

प्रस्तुत आदेश निर्गमित झाल्याच्या दिनांकापासून तात्काळ अंमलात येतील.

सही/

(डी.टी.जोसेफ)

मुख्य कार्यकारी अधिकारी

# SLUM REHABILITATION AUTHORITY

Circular No. 2(A)

SRA/FC/Ann.III/1997-98/1343

Date : 13.11.1997

## C I R C U L A R

Sub :- Assessing Financial Capability of a developer to implement SRA Scheme.

Ref :- Circular No.(2), Marathi No. SRA/Dy.CE/56 dated 4.4.1997.

The circular under reference was prescribed by the Slum Rehabilitation Authority (SRA) for assessing the financial capability of a developer willing to take up any SRA scheme. SRA in its regular meeting dated 28.8.97 reviewed the position and came to a conclusion that many of the developers could not have started because they did not possess the financial capability to execute the scheme, despite possessing solvency of the amounts prescribed according to the circular under reference.

In view of the above situation it was unanimously decided in the SRA meeting dated 28.8.97 to prescribe Annexure – III to assess the financial capability of the developer, to be produced alongwith the application for SRA scheme. The format of Annexure – III is annexed herewith and the items in it are self explanatory. This information is to be given in a sealed envelope marked confidential and the information is to be kept confidential for assessing the financial capability only and not to be used for any other purpose whatsoever.

In view of the provision made above, the prescription of solvency certificate to be produced for scrutiny of the proposal as prescribed in Circular No. 2 under reference is now dispensed with. The new procedure has come into existence with effect from 5.9.97 for schemes applied after 28.8.97 and also for those schemes where validity has expired and revalidation is being sought.

Sd/  
Chief Executive Officer

# SLUM REHABILITATION AUTHORITY

Circular No.3

No. SRA/DyCE/1691

Date : 27.8.1991

## C I R C U L A R

Sub : Construction of Permanent Transit Camp.

As per draft D.C. Regulation No. 33 (10) published by the State Government in Urban Development Department on 27.8.97 the construction of permanent Transit Camp is permissible as per D. C. Regulation No.. 33 (13). The FSI may be permitted to be exceeded for the construction of Transit Camp Tenement as stated in the said Regulation.

The policy has been finalised by C.E.O.(S.R.A.) which is as follows :-

1. The permanent Transit Camp Tenement should be atleast 50 in number.
2. The building where the permanent Transit Camp has been postponed should not be more than ground + 5 floors without lift and preferably on a vacant plot.
3. Atleast one building with permanent Transit Camp should be handed over to SRA within a period of 6 (six) months from its approval.
4. The Architect / Developer should take a note of the above requirements before submitting the proposal to SRA.

Sd/  
(S.M. DESHPANDE)  
Dy.City Engineer (SRA)

# SLUM REHABILITATION AUTHORITY

Circular No.4

No.SRA/Dy.C.E//1710

Date :27.8.97

## C I R C U L A R

Sub : Approval of Slum Rehabilitation Schemes.

As per the present practice, approval of proposals of the Slum Rehabilitation Scheme is being given in 4 (four) different stages :-

1. LOI
2. Layout
3. Intimation of Approval
4. Commencement Certificate

While approving each of the stage the validity period of LOI and Layout is 1(one) year and the validity period of IOA is 1(one) year and C.C. as per M.R.& T.P. Act. While proposing the validity period of each of the stages, it was anticipated that the Developer / Architect / Society bearers will complete formalities required for each of the stages and submit their proposal expeditiously for speedy implementation of the scheme. However, in reality it has been seen that the schemes are approved and stuck up at LOI level only and they come forward for revalidation of LOI or Layout without doing any ground work for implementation of the scheme. This has resulted into increasing number of LOI but, in fact hardly few works are actually in progress.

Since Government is very keen to implement this scheme and rehabilitate the slum dwellers in a stipulated time, it has become necessary to cut short the procedure and reduce the validity period for each of the stages.

It has, therefore, become necessary that henceforth, the Developer / Architect will have to submit the proposal for SRA complete in all respects, so that they will be in a position to receive LOI/Layout and IOA of 1<sup>st</sup> (first) rehabilitation building simultaneously. The validity period for all 3 (three) will be reduced to 3 (three) months



only, during which time he has to comply with the requirements required for starting of work and come forward with the request to obtain C.C. u/s 44 & 45 of M.R.& T.P. Act.

Therefore, by direction of C.E.O. (SRA) the proposal which is incomplete for grant of approval of Layout / IOA and approval of 1<sup>st</sup> rehabilitation building will not be allowed to be submitted and will be accepted only after annexing all the required documents for issue of above approval. A copy of Annexure required for approval of LOI / Layout and IOA is annexed herewith.

In order to facilitate the disposal of proposal it has also been decided that Architect / Developer or Society bearers may submit Annexure – II in duplicate, as prepared by them in the prescribed proforma signed by Owner / Developer / C.P. /N.G.O., a copy of which will be forwarded to the Competent Authority who issues Annexure – II for getting it certified. The proposal will be scrutinised on the basis of Annexure –II submitted by the Architect. However, approval will be granted only after receipt of certified Annexure-II from the Competent Authority.

The S.R.A. will also follow up with the respective Competent Authority to get Annexure II certified by them. This procedure will come in force immediately after issue of this Circular.

Sd/

(S. M. DESHPANDE)  
Dy. City Engineer (SRA)

# SLUM REHABILITATION AUTHORITY

Circular No.5

Date :21.8.97

## C I R C U L A R

Sub : Proposals under normal permissible F.S.I. on slum plots.

Reference is kindly requested to the note of this office to the then C.E.O. (S.R.A.) and C.E.O. (S.R.A)'s approval for the same at page N-5.

Accordingly, the proposals received under normal permissible F.S.I. on the plots declared as slum, were processed for issue of I.O.A.

However, this issue was discussed in the H.O.D. meeting headed by C.E.O (S.R.A.) on 21.7.97 and C.E.O.[S.R.A.] was of the opinion that the proposals under normal permissible F.S.I. on the declared slum plots may not be accepted in this office and they may be directed to approach M.C.G.M stating that the office has no objection to develop the property under normal permissible F.S.I. as per D.C.R. 1991 for Greater Mumbai. Accordingly, the Architect was informed vide page C-7.

The issue was again discussed in the H.O.D. meeting headed by C.E.O. [S.R.A.] on 12.8.97. General consensus was that since the main objective of S.R.A. is the rehabilitation of slum dwellers and they are the part of the 40 lakh slum dwellers to be rehabilitated as per the scheme of the State Government of Maharashtra, the proposals of the redevelopment of slum plots submitted even under normally permissible F.S.I. may be scrutinised by this office where the existing tenement density is much less than 500 tenements / hectare.

It was also decided that all sorts of concessions for rehab building which are available in the new scheme for open spaces, height, access, etc. may be made available as per the provisions of draft D.C.R. 33[10]. These concessions were also available under old D.C.R. 33[10] for SRD schemes where there was no parameter of 500 tenement density / hectare of rehab to be observed on the plot.

Sd/  
Dy.C.E.[S.R.A.]

# SLUM REHABILITATION AUTHORITY

Circular No.6  
97/98

No. SRA/DyCE/2143  
Date :21.8.97

## C I R C U L A R

Sub : Conversion of Old Approved SRD Scheme to New SRA Scheme under provision of Rule No. 8.6 of Amended Draft D.C.R. 33[10].

The conversion of old approved SRD Schemes to new SRA Schemes under the provisions of Rule No. 8.6 of Amended Draft D.C.R. 33[10] published by the State Government on 27.8.96. The conversion of old SRD Schemes to SRA Schemes is permissible . provided if full Occupation Certificate has not been given and conditions relating to payment of Rs. 20,000/- per Tenement and Rs.,840/- per sq.m. for the entire Built up Area are complied with.

With the introduction of this Regulation number of applications are being received from the Architects/Developers for conversion of approved SRD Schemes to SRA Schemes to avail the benefits of new DCR such as ratio of rehabilitation component to sale component as 1:0.75 in City, 1:1 for suburbs and extended suburbs and 1:1.33 for difficult areas regardless to the sale rate approved earlier by the SRD Committee. Based on this Regulation number of old schemes have already sought conversion to SRA schemes.

In view of above Regulation the matter came to be discussed in the Head's of Department Meeting held on 2.9.97 and 9.9.97 when all the pros and cons of the conversion proposal, were discussed.

In view of the detailed discussion and as approved by the undersigned under No. SRA/DY.CE/2143 dated 24.9.97 the conversion proposal under 8.6 of DCR 33[10] will be processed provided :

[1] All slumdweller's who are eligible as per 1.1.95 Electoral Roll are accommodated. The Owner / Developer / Society should submit the list of additional beneficiaries with Electoral Roll undertaking that these are only new incumbents which can be held eligible on the basis of Electoral Roll of 1.1.95.

[2] The scheme should be free housing scheme and amount taken from the slumdweller should be returned. The amount of contribution towards construction of the Flat taken earlier or under SRD Scheme should be returned. The Owner / Developer / Society should get Registered Undertaking to this effect.

[3] The Owner / Developer / Society should be agreeable to pay Rs. 20,000/- per tenement for rehabilitation component and Rs. 840/- per sq.m. for entire Built Up Area as provided under DCR of SRA.

However, the following conditions are not mandatory :

[1] If the work is already in progress under SRD Scheme with lesser area than 225 sq.ft. the Developer need not be asked to provide 225 sq.ft. carpet area.

[2] The Developer need not provide Balwadi, Welfare Centre and Society Office, etc.

[3] The tenement density of 500 per tenement per hectare need not be made applicable.

[4] The Rehabilitation Component to Sale Component ratio need not be altered on the basis of 1:0.75 in City, 1:1 for suburbs and extended suburbs and 1:1.33 for difficult areas if this ratio of Sale to Rehabilitation approved by the SRD Committee is acceptable to the Developer.

However, if the Engineering staff while scrutinising the proposal is of the opinion that there is scope for change of planning, if the work is not in progress or at the early stage they may recommend to insist upon certain provisions of SRA scheme to CEO (SRA) who will use his discretionary power either to insist on inclination of the conditions or otherwise while proving conversion. This policy will come into force with immediate effect.

Architect / Developer should submit their conversion proposal on the basis of the above policy and Engineering staff will scrutinise the proposal accordingly.

Sd/  
Dy.C.E.[S.R.A]

# SLUM REHABILITATION AUTHORITY

Circular No.7  
97/98

No. SRA/F.C/1372  
Date :25.11.97

## C I R C U L A R

Sub : Payment of Deposits and Infrastructural Charges to Slum Rehabilitation Authority and Instalments in Payment Facility.

Ref : Circular No. 1 – SRA/DyCE 1426 of 29.11.96.

As per the Clause No. 9.1 of Amended DCR 33[10], sanctioned by Government of Maharashtra vide Government Notification No. DCR/1095/1209/CR-273/95/UD-11 dated 15.10.97, an amount of Rs. 20,000/- per Rehabilitation tenement shall be deposited with SRA in accordance with time schedule as may be laid down by Chief Executive Officer of S.R.A. Further, as per Clause No. 9.2, an amount of Rs. 840/- per sq.m. over and above normally permissible FSI shall be charged and recovered.

In view of above, it has been decided that the payment schedule will be as enlisted below and will be applicable for all earlier schemes also :

### 1] DEPOSIT :-

The developer shall deposit Rs. 10,000/- per rehabilitation tenement at the time of plinth C.C. of the freesale building, proportionate to the extent of freesale building for which plinth C.C. is applied for. In case of composite building, the deposit of Rs. 10,000 per rehabilitation tenement shall be payable at the time of plinth C.C. of the said composite building. The balance payment totalling upto Rs. 20,000 per rehabilitation tenement shall become payable before grant of Occupation Certificate to the Rehab building or Composite building. However, if TDR is claimed, the entire amount of deposit of Rs. 20,000 per rehabilitation tenement will become payable at the stage of claiming such TDR.

This policy will be applicable even for cases of conversion from SRD to SRA Schemes.

### 2] INFRASTRUCTURAL CHARGES:-

Rs. 840/- per sq.m. shall be charged on built-up area beyond normally permissible FSI of the zone. The first instalment of Rs. 400/- per sq.m. of built-up area shall be paid at the time of C.C. of sale building proportionate to the built-up area of

respective sale building or before grant of C.C. to composite building proportionate to sale component in that composite building.

The second instalment of Rs. 440/- per sq.m. of built-up area shall be paid at the time of Occupation Certificate of freesale building proportionate to the built-up area of respective freesale building or before grant of occupation certificate to Composite building in case of composite building. In case, TDR is claimed, the entire amount of Rs.840/- per sq.m. proportionate to the extent of such TDR claimed shall become payable.

This policy will be applicable even for conversion cases.

- 3] If the developer is requesting for further relaxation in stages as perscribed above in [1] and [2] and he is prepared to pay 5 % of the amount due subject to a minimum amount of Re. 1 Lakh and further submit an undertaking to pay remaining amount with 16% simple interest chargeable from the due date, such facility may be granted by the concerned Executive Engineer.
- 4] Notwithstanding anything contained above, the full amount of deposit [Rs.20,000/-per tenement] must be collected either before grant of full occupation to rehabilitation component or before approving the plans for last 25% in situ freesale component whichever is earlier, as per Clause No. 9.1 of Amended DCR 33 [10].
- 5] The structure of fees circulated vide Circular No. 1 – SRA/DyCE 1426 of 29.11.96 stands modified as regards to the recovery of deposit at Rs. 20,000/- per tenement and infrastructural charges at Rs. 840/- per sq.m. to the extent of changes made.

This issues with the approval of Chief Executive Officer, S.R.A.

Sd/  
Financial Controller [S.R.A.]

# SLUM REHABILITATION AUTHORITY

Circular No.7-A  
97/98

No. SRA/Ch.E./3130  
Date :3.12.97

## C I R C U L A R

The Government of Maharashtra in Urban Development Department has approved amended DCR 33(10) which has come into operation from 15.10.97. Under Clause 3.8 of the said Regulation the Built Up Area in excess of 2.5 FSI on any slum site will have to be floated in the form of 'Transferable Development Rights (TDR) in accordance with the provisions of Appendix VII-B.

Clause 3.9 states that where full FSI of 2.5 cannot be used on site due to height restrictions, uneconomical site conditions, etc., the same may be allowed as TDR even, without consuming FSI upto 2.5 on the same site. The Clause further clarifies as to when such TDR can be granted. It has been mentioned that TDR may be allowed only when the framework for one complete building in Rehabilitation Component is constructed or when 10% of the Rehabilitation Component has been constructed on site and the said TDR will not exceed 50% of the construction of Rehabilitation Component at any point of time till the total Rehabilitation Component has been completed.

The meaning of the term framework has not to be taken literally. Framework of one complete building in rehab component would mean part of the rehab component that is ready for occupation by slum dwellers. Hence, if Occupation Certificate or part occupation certificate of a rehab building has been obtained, TDR may be allowed to the extension of freesale area that is due against 50% of the rehab component (for which Occupation Certificate has been obtained). In the Slum Rehabilitation Scheme, occupation of the rehabilitation component is of prime importance and first benefit of this scheme is required to go to the rehabilitation component. The Architect / Developer / Slum dwellers should request grant of TDR based on the clarifications stated above.

Sd/  
Chief Executive Officer

# SLUM REHABILITATION AUTHORITY

Circular No.8  
97/98

No. SRA/Ch.E./3474  
Date :23.12.97

## C I R C U L A R

Amended D.C. Regulation 33(10) has been sanctioned by the State Govt. by their Notification No. DCR 1095/1209/CR-273/95/UD-11 which has come into force on 15.10.97. This regulation provides the right of the hutment dwellers in the slum or on the pavement who have been held eligible in accordance with the provision of D.C. Regulation and who will in exchange of their structures get residential tenement having carpet area of 225 sq.ft. free of cost.

The regulation also provides (Clause 1.9) that the beneficiary who is an actual occupant of the structure at present will be given photopass after the new tenement is occupied.

In order to carry out this procedure of issue of identity card in the joint names of the Kutumb Pramukh beneficiary and the spouse it has been decided that the architect of the scheme while submitting his application for OCC of rehab bldg either in part of or full will submit the list of the eligible occupant who have been allotted tenement by draw of lots by the Co-op. Society of slumdwellers in enclosed format alongwith a certified copy of Annexure-II. The copy of Annexure – II will be required only while applying for the OCC of 1<sup>st</sup> rehab building of a scheme. This list and the certified copy of Annexure – II will be forwarded to the Planning wing of SRA for verification, processing and issue of computerised identity cards.

All the Architects are requested to submit the list of allottees in the format along with the application of OCC. The request of grant of OCC will not be considered unless accompanied by the list of eligible allottees, in the format cited above.

In those cases where OCC have been already granted for rehabilitation buildings, the concerned Architect will be required to submit information as per this circular to enable SRA to generate computerised identity cards for those beneficiaries also.

This circular will be effective with immediate effect.

Sd/  
Chief Executive Officer



# झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक ९

जा.क्र.झोपुप्रा/अजि/२२२

५वा मजला, गृहनिर्माण भवन,  
वांद्रे (पूर्व), मुंबई - ४०० ०५१.

दिनांक : ६.१.१९९८

## परिपत्रक

विषय : झोपडपट्टी पुनर्वसन योजना

योजनेत सहभागी न होणाऱ्या झोपडीधारकांविरुद्ध करावयाची कारवाई.

झोपडपट्टी पुनर्वसन योजनेअंतर्गत झोपडपट्ट्यांच्या विकासाठी निरनिराळ्या सहकारी गृहनिर्माण संस्थांना आवश्यक ते परवाने या प्राधिकरणाकडून देण्यात आले आहेत. ज्या योजनांमधील ७०% झोपडीधारक योजनेत सामील होण्याची संमती देतील अशा योजनांना मान्यता देण्यात येते. आवश्यक ते परवाने प्राप्त झाल्यावर जेव्हा प्रत्यक्ष बांधकामास सुरुवात करण्याची वेळ येते त्यावेळी जे झोपडीधारक पुनर्वसन योजनेत सामील होत नाहीत त्यांच्याकडून अडथळा निर्माण करण्यात येऊन ते झोपडी रिकामी करून देण्यास तयार होत नाहीत. त्याचप्रमाणे काही झोपडीधारकांनी योजनेस संमती दिलेली असते परंतु करारनामा करून झोपडी रिकामी करून देण्यास टाळाटाळ करतात. या अडचणींमुळे विकासयोजनेस अडथळा निर्माण होऊन इमारतींचे बांधकाम सुरू होऊ शकत नाही. अशा असहभागी झोपडीधारकांविरुद्ध कारवाई करण्याची तरतूद महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मुलन आणि पुनर्विकास) अधिनियम, १९७१ तसेच विकास नियंत्रण नियमावली १९९१ चे कलम ३३(१०) मध्ये करण्यात आली आहे. असहभागी झोपडीधारकांविरुद्ध कारवाई करण्यासाठी सहकारी गृहनिर्माण संस्था /विकासक यांच्याकडून विनंती करण्यात येते. परंतु अशी कारवाई करण्यापूर्वी संबंधित सहकारी गृहनिर्माण संस्था /विकासक यांनी वर नमुद केलेल्या नियमातील बाबीची प्रथम पूर्तता करणे आवश्यक असते. यास्तव असे प्रस्ताव या कार्यालयाकडे सादर करण्यापूर्वी खालील बाबींची पूर्तता करणे आवश्यक आहे.

१. प्रस्तावीत पुनर्वसन योजनेत सर्व पात्र झोपडीधारकांना पुनर्वसन करण्याची तरतूद करण्यात यावी. यामध्ये असहभागी पात्र झोपडीधारकांचाही समावेश असेल.
२. प्रत्येक असहभागी झोपडीधारकास, योजनेत सामील झालेल्या झोपडीधारकांप्रमाणेच पुनर्वसन सदनिका /संक्रमण शिबीरात कोठे जागा / गाळा देण्यात येणार आहे त्याचा तपशील लेखी कळविण्यात यावा.
३. वरील प्रमाणे कार्यवाही पूर्ण करून झोपडपट्टी पुनर्वसन योजनेस मान्यता मिळाल्यापासून १५ दिवसात असहभागी झोपडीधारक योजनेत सामील न झाल्यास त्यानंतर महाराष्ट्र झोपडपट्टी (स.नि.प.) अधिनियम, १९७१ चे कलम ३३ व ३८ अनुसार कारवाई करून झोपड्या काढून टाकण्यात येतील.
४. वरील प्रमाणे झोपड्या काढून टाकण्यात आल्यावर संबंधित झोपडीधारक संक्रमण शिबीरासाठी पात्र रहाणार नाहीत तसेच त्यानंतर सोडतीद्वारे पुनर्रचित सदनिकांकरिता ते पात्र रहाणार नाहीत. परंतु इतरांची निवड करून शिल्लक राहिलेल्या सदनिकेकरिता पात्र राहतील. मग त्या सदनिका त्याच किंवा इतर कोणत्याही जागेवर असतील.

५. जर असहभागी झोपडीधारक प्रकल्पाला बांधकाम परवानगी देईपर्यंत सहभागी झाले नाहीत तर ते कोणत्याही बांधलेल्या सदनाकांचे हक्क संपूर्णपणे गमावतील.

यास्तव सर्व सहकारी गृहनिर्माण संस्था / विकासक यांना विनंती करण्यात येते की, असहभागी झोपडीधारकांविरुद्ध कारवाई करण्याचे प्रस्ताव या कार्यालयास सादर करण्यापूर्वी वरील क्र. १, २ व ३ कडील बाबींची पूर्तता करावी तसेच या कार्यालयास प्रस्ताव सादर करताना खालील कागदपत्रे जोडणे आवश्यक आहे.

१. वरील प्रमाणे असहभागी झोपडीधारकांना लेखी सुचना दिलेल्या पत्राची सत्यप्रत व झोपडीधारकांना सदरहू सुचना मिळाल्याची पोच पावती.
२. झोपडपट्टी पुनर्वसन योजनेस मान्यता मिळालेले कागदपत्र. उदा. LOI, IOA.
३. झोपडीधारकांची पात्रता निश्चित केलेले परिशिष्ट -२.
४. असहभागी सभासद झोपडीधारकांना देण्यात येणाऱ्या संक्रमण शिबीराचा तपशील.

सर्व सहकारी गृहनिर्माण संस्था / विकासक यांनी असहभागी झोपडीधारकांविरुद्ध कारवाई करण्याचे प्रस्ताव सादर करण्यापूर्वी वरील बाबींची पूर्तता केल्यास शीघ्र कारवाई करण्यास मदत होईल.

सही/  
अप्पर जिल्हाधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण

## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक १०

क्र.झोपुप्रा/परिपत्रक/प्र.क्र.२२/प्रशा/९८

५वा मजला, गृहनिर्माण भवन,

वांद्रे (पूर्व), मुंबई - ४०० ०५१.

दिनांक : २०.१.१९९८

### परिपत्रक

झोपडपट्टी पुनर्वसन योजनेंतर्गत झोपडपट्टीधारकांच्या पुनर्वसनाकरिता करण्यात यावयाच्या स्थावर मिळकतीच्या विविध दस्तांऐवजावर सवलतीच्या दराने मुद्रांक शुल्क आकारावे असा प्रस्ताव झोपडपट्टी पुनर्वसन प्राधिकरणाकडून शासनाकडे पाठविण्यात आला आहे होता. ह्या अनुषंगाने शासनाने झोपडपट्टी पुनर्वसन योजनेंतर्गत झोपडपट्टीधारकांच्या पुनर्वसनाकरिता करण्यात यावयाच्या दस्तांऐवजावरील देय असलेले मुद्रांक शुल्क रु.१००/- पर्यंत कमी करण्याचा निर्णय घेतला आहे. शासनाने या संदर्भात दिनांक १९ डिसेंबर १९९७ रोजी निर्गमित केलेल्या आदेशाची प्रत माहितीसाठी सोबत जोडली आहे.

सही/

सचिव



# महाराष्ट्र शासन राजपत्र

असाधारण  
प्राधिकृत प्रकाशित

गुळकार, डिसेंबर १९, १९९७/अपहायण २८, शके १९१९

स्वतंत्र संकसन म्हणून फाईल करण्यासाठी या भागाला वेगळे पृष्ठ क्रमांक दिले आहेत.

## भाग चार-ब

महाराष्ट्र शासनाने महाराष्ट्र अधिनियमान्वये तयार केलेले (भाग एक, एक-अ आणि एक-ल यांमध्ये प्रसिद्ध केलेले नियम व आदेश यांप्यतिरिक्त) नियम व आदेश.

महसूल व वन विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १९ डिसेंबर १९९७

आदेश

मुंबई मुद्रांक अधिनियम, १९५८.

क्रमांक मुद्रांक. १०९६/४५६५/प्र. क्र. ९१५/म-१.—मुंबई मुद्रांक अधिनियम, १९५८ (१९५८ चा ६०) (त्यानंतर ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात येईल) च्या कलम ९ च्या पोट-कलम (अ) अन्वये प्रदान करण्यात आलेल्या अधिकाराचा वापर करून सार्वजनिक सेवेच्या हितार्थ तसे करणे आवश्यक आहे, अशी खात्री झाल्याने, महाराष्ट्र शासन या आदेशान्वये महाराष्ट्र गलिच्छ वस्ती (सुधारणा, निर्मुलन व पुनर्विकास) अधिनियम, १९७१ (१९७१ चा २८) खालील "सोपडपट्टी पुनर्वसन योजनेअंतर्गत" सोपडी-घारकाच्या पुनर्वसनाकरिता करण्यात यावयाच्या मुंबई शहर जिल्हा व मुंबई उपनगर जिल्हा यांमधील स्थावर मिल्कतीच्या दस्तांवर उक्त अधिनियमाच्या अनुमूची एक मधील अनुच्छेद क्रमांक ५ (ग-अ) २५ व ३६ अनुसार देय असलेले मुद्रांक शुल्क रु. १०० पर्यंत कमी करित आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

के. के. विरशीद,

शासनाचे उप सचिव.

भाग चार-ब—१

(१)

**REVENUE AND FORESTS DEPARTMENT**

Mantralaya, Mumbai 400 032, dated the 19th December 1997

**Order**

**BOMBAY STAMP ACT, 1958.**

No. STP. 1096/4565/CR-915/M-1.—In exercise of the powers conferred by clause (a) of section 9 of the Bombay Stamp Act, 1958 (Bom. LX of 1958), the Government of Maharashtra, having satisfied that it is necessary to do so in public interest, hereby reduces the stamp duty chargeable under Articles 5 (g-a), 25 and 36 in Schedule I appended to the said Act, on the instruments executed for the purpose of rehabilitation of slum dwellers as per the Slum Rehabilitation Scheme under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (Mah. XXVIII of 1971) in respect of properties situated within the city of Mumbai District and Mumbai Suburban District, to Rs. 100 (Rupees One Hundred only).

By order and in the name of the Governor of Maharashtra.

**K. K. VIRSHID,**

Deputy Secretary to Government.

## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक ११

क्र.झोपुप्रा/सहकार कक्ष /प्र.क्र.२३५/१७/प्रशा  
५वा मजला, गृहनिर्माण भवन,  
वांद्रे (पूर्व), मुंबई - ४०० ०५१.  
दिनांक : ६.३.१९९८

### परिपत्रक

विषय :- झोपडपट्टी पुनर्वसन प्राधिकरणाकडील सहाय्यक निबंधक,  
सहकार यांच्या अधिकाराबाबत.

झोपडपट्टी पुनर्वसन प्राधिकरणाच्या कार्यालयात स्वतंत्र कक्षाची स्थापना करण्यात आली आहे. सहाय्यक निबंधक, सहकार कक्ष यांना महाराष्ट्र सहकारी संस्था अधिनियम, १९६० (१९६१ चा महाराष्ट्र २५) अन्वये प्रदान करण्यात आलेल्या अधिकारांबाबत शासनाच्या सहकार व वस्त्रोद्योग विभागाने दि.२७.१०.९७ च्या राजपत्रात प्रसिध्द केलेली अधिसूचना माहितीसाठी सोबत जोडली आहे.

सही/  
(वि.गो.साळवी)  
सहाय्यक प्रशासकीय अधिकारी



# महाराष्ट्र शासन राजपत्र

असाधारण  
प्राधिकृत प्रकाशन

सोमवार, ऑक्टोबर २७, १९९७/कार्तिक ५, शके १९१९

स्वतंत्र संकलन म्हणून काईल करण्यासाठी या भागाचा वेगळे पृष्ठ क्रमांक दिले आहेत.

## भाग चार-ब

महाराष्ट्र शासनाने महाराष्ट्र अधिनियमांमध्ये तयार केलेले (भाग एक, एक-अ आणि एक-क यांमध्ये प्रसिद्ध केलेले नियम व आदेश प्राबलित्वात) नियम व आदेश.

### CO-OPERATION AND TEXTILES DEPARTMENT

Mantralaya Annexe, Mumbai 400 032, dated the 27th October 1997

#### Order

MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960.

No. CSL. 1097/CR-166/15-C.—In exercise of the powers conferred by Section 3 of the Maharashtra Co-operative Societies Act, 1960 (Mah. XXIV of 1961) Government of Maharashtra hereby—

(i) appoints the Assistant Registrar of Co-operative Societies, Slum Rehabilitation Authority to Assist the Registrar of Co-operative Societies, Maharashtra State, Pune, in Greater Bombay area,

(ii) confers on him the powers of the Registrar specified against him in column (3) of the following Schedule in respect of Co-operative Housing Societies of the Slum dwellers in Greater Bombay.

भाग चार-ब—१

(१)

*Schedule*

Serial No.	Officer	Powers
(1)	(2)	(3)
1	Assistant Registrar of Co-operative Societies Slum Rehabilitation Authority.	<p>All powers of the Registrar under the Maharashtra Co-operative Societies Act, 1960 and the Maharashtra Co-operative Societies Rules, 1961 (hereinafter referred to as 'the Rules') not being powers under : (a) Sections 9 (4), 12 (3) Explanation II to sub-section (3) of section 29; proviso to sub-section (2) of section 66, 70 (d), 75 (2) sub-section (1) and (6) of section 81, 90 (2), 134, 142, 148 (3), 152, 153, 154 and 159.</p> <p>(b) Rules 2 (c), (11), 22 (2), 42, 43 (2), 46A, proviso to sub-rule (1) of Rule 62, 69 (1) and Explanation 2 thereto, 69 (7), 74, 84, 85 (9), Sub-rules (10), (11), (14) and (15) of Rules 93, 95, 97, sub-rules (1) and (4) of Rule 11 in so far as they relate to sale by the Maharashtra State Co-operative Agriculture and Rural Development Bank, sub-rule (2) of Rule 102 in so far as it relates to the Maharashtra State Co-operative Agriculture and Rural Development Bank, 103 (2), sub-rules (2) and (3) of Rule 107 in so far as they relate to the scale of deposits for execution of decrees.</p>

By order and in the name of the Governor of Maharashtra,

D. M. DAHAT,  
Deputy Secretary to the Government.

(२)

शासकीय मध्यवर्ती मुद्रणालय, मुंबई



# SLUM REHABILITATION AUTHORITY

## CORRIGENDUM

No. SRA/Addl Collr/194/12/511/60

Date :- 2.4.1998

Ref : Order No. SRA / Addl Collr / 194/12/309  
dated 3<sup>rd</sup> February, 1998.

Slum Rehabilitation Authority has already started sanctioning the slum rehabilitation schemes for the slum areas. In order to facilitate speedy implementation of slum rehabilitation schemes, Chief Executive Officer had delegated powers under Section 12, 33 and 38 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971 to the Additional Collector, SRA vide order issued on 23<sup>rd</sup> February, 1998. Since the Additional Collector, SRA was already instructed from 14<sup>th</sup> October, 1997 to exercise these powers to facilitate implementation of schemes, the delegation mentioned in the above referred order takes effect from 14<sup>th</sup> October, 1997.

In view of this, the last sentence in the said order stands modified as under.

'This order comes into effect from 15<sup>th</sup> October, 1997'.

Sd/  
(GAUTAM CHATTERJI)  
Chief Executive Officer

## SLUM REHABILITATION AUTHORITY

No. SRA/Addl Collr/194/12/309/3211  
5<sup>th</sup> floor, Griha Nirman Bhavan,  
Bandra (East), Mumbai – 400 051  
Date :- 3.7.1999

Read :- 1. Order No. SRA/Addl. Collr/194/12/309, dtd 23.2.98 and Corrigendum  
No. SRA/Addl Collr/194/12/511, dtd 2.4.1998.

### ORDER

In Supercession of my above mentioned orders, Chief Executive Officer, Slum Rehabilitation Authority hereby delegate the powers under Section 12,33 and 38 of the Slum Areas (I, C and R) Act 1971 to the Secretary, Slum Rehabilitation Authority to ensure effective implementation of the Slum Rehabilitation Schemes.

Sd/  
(Gautam Chatterji)  
Chief Executive Officer

# SLUM REHABILITATION AUTHORITY

Circular 13

No. DDTP/Circular

## CIRCULAR

Sub : Issuing of Identity Card to Slumdweller who have occupied Rehab Building.

It is felt necessary to undertake a Bond from the Architect or Architect and the chairman of the Co-operative Housing Society jointly if the society is registered certifying that the allottees of reconstructed tenements are the eligible slumdweller as per Annexure – II issued.

A format of Indemnity bond to be given on 100 Rs. Stamp paper by Architect or Architect and the Chairman of the Co-operative Housing Society jointly while applying for Identity Cards is enclosed herewith. The same may be circulated to all concerned Architects and the Co-operative Housing Societies for submitting it duly completed before applying for occupation certificate.

Sd/  
Chief Executive Officer

# SLUM REHABILITATION AUTHORITY

Circular No. 14

No. SRA/ChE/43

Date : 3 April, 1998

## C I R C U L A R

The staff is aware that C.E.O.(S.R.A.) has introduced a new system of submission of Annexure – II which is to be filled in by the office bearers of the Society / Developer / Owner to C.E.O.(S.R.A.), who in turn will forward these papers to the respective Competent Authority for getting this Annexure – II certified. In the said format, one column is kept for consent of the slumdweller and his signature.

There is a provision under Appendix IV of 1.6 that the individual agreement shall be entered into by the Owner / Developer / Co-operative Housing Society / NGO with the eligible hutment dwellers of each structure in the slums / pavements. If the individual agreement is submitted at the time of submission of proposal, there is no need to insist upon the consent or signature of the slumdweller in the format of Annexure – II. It is learnt that some of the staff members are insisting on such signature, even when individual agreement are submitted at the time of submission of plan, which is not necessary. The staff working in SRA should therefore, take note of these instructions and such insistence on the part of the staff is unwarranted.

Owner/Developer/CHS/NGO may be instructed to submit agreement in chronological order, as per the consent filed in Annexure – II which he submits along with the proposal.

Sd/  
Chief Engineer (SRA)

# SLUM REHABILITATION AUTHORITY

Circular No.16  
97/98

No. SRA/F.C/1514  
V Floor, Griha Nirman Bhavan,  
Bandra [E], Mumbai – 400 051.

## C I R C U L A R

- Sub : Payments of deposit and infrastructural charges to Slum Rehabilitation Authority and instalments in payments facility.
- Ref : 1. Circular No. 1 – SRA/DyCE – 1426 dated 29<sup>th</sup> Nov, 1996.  
2. Circular No. 2 – SRA /FC/1372 dated 25<sup>th</sup> Nov, 1997.

The developers implementing Slum Rehabilitation Schemes are given facility in the payment of

[i] Maintenance deposit and [ii] Infrastructural development charges vide Circular No.7 under reference to relieve them to some extent of the hardships faced by them due to depressed financial conditions of the market. However, while giving this facility in payment, two prescribed conditions to be fulfilled are [a] the developer on the due date and at the start must pay 5 percent of the calculated amount due or minimum Rs. One Lakh and [b] Pay 16 percent p.a. interest at simple interest rate on the remaining amounts time to time after the respective due dates.

The issue of fixing the minimum amount, period and collection of interest on deferred payment was under consideration of the Authority. After careful consideration, the Chief Executive Officer of the Authority has decided to prescribe following limits in case of deferred payments.

- [i] Minimum amount of deferred payment to be Rs. One Lakh.
- [ii] Payments may be deferred either for three months or for six months maximum at a time from the due date.
- [iii] The developer shall pay full interest for the period of minimum 4 months and amount of deferred payment at 16 percent p.a. simple interest rate in advance at the time of availing of the facility. The interest rate of MRTP charges is 18 percent at simple interest rate.

The facility of deferred payments is available only in respect of payments of [1] Maintenance deposit [2] Infrastructural development charges and [3] Development charges applicable as per Section 124 of MRTP Act.

Sd/  
Chief Executive Officer

# SLUM REHABILITATION AUTHORITY

Office Order:-

SRA/FC/

Date : 4.8.98

Sub : Procedure for watching recoveries.

Ref : 1. Circular No. 7

2. Circular No. 16

Developers implementing S.R. Schemes are given facilities of deferrment of payment of [1] Maintenance charges [2] Infrastructural developments deposit and [3] Development charges under Section 124 of the MRTP Act vide circulars under reference at Sr. No. 1 and Sr. No.2. The developers are required to pay minimum three month interest in advance on the balance amount of any instalment not paid on due date at the rates spelt out in the circulars. These powers are exercised at the level of the Executive Engineers in the Authority. The matter of laying down the procedure of collecting and watching the recovery of the principal amount and interest was under consideration of the Authority.

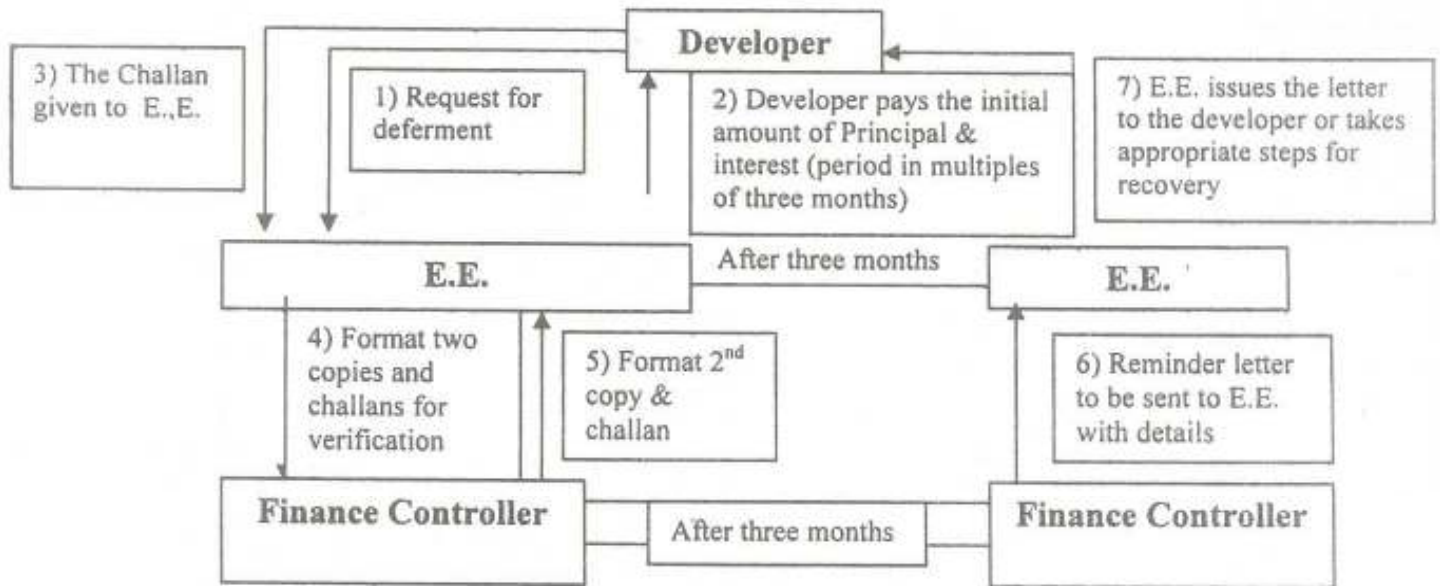
The Chief Executive Officer, S.R.A. hereby prescribes following procedure for the purpose.

1. The Executive Engineer ordering deferrment on the request of the developer should fill up the format in duplicate appended to this office order and ask the developer to deposit the amount of interest for a minimum period of three months or multiples of three months from the due date.
2. The amount of principal and interest has to be deposited by the Developer in the form of a demand draft or pay order drawn on the Bank of Maharashtra in favour of Slum Rehabilitation Authority and be deposited in the respective account head of S.R.A. in Bank of Maharashtra, Bandra.
3. After the payment into the Bank, both copies of the prescribed form A alongwith the challan be sent to the Finance Section of the Authority. The Finance Section will retain the first copy of the Form A and send the account copy to the Engineering Section alongwith two challans acknowledging that the note has been taken in the register maintained in the Finance Section.
4. The Finance Section will maintain a watch register and remind the Engineering Section of when an amount becomes due or the period expires. The Executive Engineer in turn may take steps to expedite the recovery of Principal amount or interest.
5. The facility of deferrment is applicable to only three category of payments as said in paragraph one. Hence, deferrment in other category of payment be stopped with immediate effect. The cases where deferrment has already been given should be reported to the Finance Section as per above procedure and be disposed off within one month from the date of issue of this office order.

Sd/

Chief Executive Officer

## Schematic Diagram of Procedure for watching the recovery from the Developer



## SLUM REHABILITATION AUTHORITY

Format A : Watching the recovery of amounts due from the developers for deferred payments.

1. Name of the developer
2. Name of the architect
3. C.T.S. No.
4. Name of the society
5. File No. of Eng. Section
6. File No. of Finance Section

Type of Charges	Basis of Calculation			No. of Inst.	Amt Due	Due Date	Amount paid			Amount Deferred	Period of Deferment	Int Due	Int Paid			Date of Reminder	Remarks
	Basis	Type	Rate				Amt	Draft No.	Date				Amt	Draft No.	Date		
Maintenance Deposit @ Rs. 20,000/- per tenement	No. of Rehab its	Resi Comm Ind.	_____	I			1) 2) 3) 4)										
-do-	No. of Rehab its	Resi Comm Ind.	_____	II			1) 2) 3) 4)										
Infrastructural development charges @ Rs. 840 per sq.m.	Addl FSI	Resi Comm Ind.	_____	I			1) 2) 3) 4)										
-do-	Addl FSI	Resi Comm Ind.	_____	II			1) 2) 3) 4)										
MRTD Charges under Section 124 of MRTD Act	Plot area	Resi Comm Ind.	_____	I			1) 2) 3) 4)										
-do-	Plot area	Resi Comm Ind.	_____	II			1) 2) 3) 4)										

Signature of the Executive Engineer



# SLUM REHABILITATION AUTHORITY

Circular No.17  
97/98

No. SRA/Ch.E./1882  
V Floor, Griha Nirman Bhavan,  
Bandra [E], Mumbai – 400 051.

## C I R C U L A R

Sub : Implementation of Provision 3.12 of DCR 33[10].

As per the provision 3.12 of modified D.C. Regulation 33[10] sanctioned on 15.10.97, a minimum density of rehabilitation component on plot shall be 500 tenements / net hectare and if the number of tenements to be provided to existing eligible slumdwellers is less than the minimum 500 tenements / net hectare the balance tenements so constructed are required to be handed over free of cost to the Slum Rehabilitation Authority which shall use it for the purpose of transit or project affected persons or pavement dwellers of eligible slumdwellers from other slum.

In view of the above provision it has been observed that depending upon the size of the plot, implementation of D.P. Reservation and existing tenement density of slum the tenements so generated for PAP's are sometimes less than ten.

The matter was therefore discussed in Head of the Deptt. Meeting held on 28.7/98 with CEO [SRA] when it was opined that taking possession of few number of PAPs say less than 10 may not serve its purpose as it may be inadequate to accommodate such PAP tenements from a viable stretch of slum plot .

It has been therefore decided that if the PAP tenements generated in the slum rehabilitation scheme are less than 10. The developer will have to option to forego such PAP tenement construction and the corresponding sale component and in such cases tenement density marginally less than 500 rehab tenements per hectare will be accepted.

The above decision shall be implemented with immediate effect and can also be retrospectively applied to already approved SRA Scheme.

Sd/  
Chief Engineer

# SLUM REHABILITATION AUTHORITY

Circular No.18  
97/98

No. SRA/Ch.E./1579  
V Floor, Griha Nirman Bhavan,  
Bandra [E], Mumbai – 400 051.

Date : 18 August, 1998

## C I R C U L A R

For the purpose of swift and easy implementation of the Slum Rehabilitation Scheme and for the purpose of removing certain ambiguities in calculating FSI for balcony and staircase areas in SRD and SRA schemes the CEO, SRA is pleased to issue following guidelines / clarifications for information of all the concerned.

1. In old SRD scheme proposals where FSI consumed was 2.00 or more, balconies at the rate of 10 percent of respective floor area were not being permitted free of FSI. The same will now be permitted for free sale component in old SRD schemes on par with the SRA scheme proposals, without insisting for submission of revised Annexure – I.
2. In composite buildings, balcony to the extent of 10 percent of the floor area will be permitted free of FSI in the sale component. Such balconies need not be 10 percent of the respective floor area for only the sale component on the floor provided there is no open space between the sale component and the rehab component in the composite building.
3. Hypothetical balconies will be permitted in sale component on upper floors provided such balconies are above opla on ground floor with marginal open space distance of 1.5 mtr. However, in the case where shops are proposed projecting beyond building line, the first floor balconies will not be permitted.
4. As per the present practice temporary structure is permitted for a period of six months at a time not exceeding for a period of three years in aggregate, by charging six monthly fees. Now, fees for permitting temporary structures up to three years will be taken in advance while granting first permission and revalidation of such permission will be done as a routine matter, after every six months, without asking for the normal application for such removal from the Architect.
5. In old SRD schemes, premium for deficiency in open spaces and staircases will be charged at the rate of 100 percent of the then prevailing land rates as on the date of issue of LOI instead of present land rates. In SRA schemes, however, the same will continue to be charged at the rate of 10 percent of the present land rates.
6. If a phased programme for infrastructure development in the layout is submitted alongwith the layout plan entire deposit fee of the layout will be accepted and there is no need to obtain permission for paying layout charges at 10 percent at a time.
7. As per DCR 35 [2] [c] exclusion of areas covered by staircases from the FSI computation is at the liberty of the applicant. Hence, the same will not be insisted upon and will be excluded only if it is requested by the Architect / Developer. When

not excluded from FSI it will be considered as a part of built up area of the rehab component.

8. In case of proposals submitted under DCR 33 [14] for permanent transit camp the FSI in respect of SRA tenements [Rehab tenements] will be worked out by including the areas covered by balwadi, welfare centre, society office and passages.

Above guidelines / clarifications shall come into force with immediate effect.

Sd/  
Chief Executive Officer

# SLUM REHABILITATION AUTHORITY

Circular No.20  
97/98

No. SRA/A.R./C.S./Registration/20/1998  
V Floor, Griha Nirman Bhavan,  
Bandra [E], Mumbai – 400 051.  
Date : 18.9.1998

## C I R C U L A R

Sub : Registration of Co-operative Housing Societies of Slumdweller.

As of now, Assistant Registrar, Co-operative Societies (SRA) issues "name reservation" to the proposed society of slumdweller in the initial stages of the proposal for slum rehabilitation. This is done on the basis of the details mentioned in the Annexure II regarding the land on which the scheme is to be undertaken and the proposed eligible members of the scheme. Certification / approval of the Annexure II is not insisted by the Assistant Registrar while issuing the "name reservation". This is done in order to enable the proposed society to process the sanction of Slum Rehabilitation Schemes.

After the name reservation is done, the proposed society applies to the Assistant Registrar in course of time, for registration of the society. Certification of Annexure II is invariably insisted at this stage, alongwith other necessary documents. Some proposed societies apply for regular registration immediately after the name reservation is done without taking any steps for actual implementation of the scheme. This issue was discussed with its pros and cons in the HOD meeting held on 14.9.1998 and it was decided that the regular registration of the co-operative housing society of slumdweller should be done only after the "commencement certificate" for rehabilitation component is issued for the scheme, and not before.

Contents of this circular may be brought to the notice of all concerned.

Sd/  
Chief Executive Officer

# SLUM REHABILITATION AUTHORITY

Circular No.21  
97/98

No. SRA/3007/98/AC  
V Floor, Griha Nirman Bhavan,  
Bandra [E], Mumbai – 400 051.  
Date : 19.9.1998

## C I R C U L A R

Sub : Agreements with the Slumdweller .

The issue of signing agreements by the Developer / Society with the slumdweller came up for discussion in the HOD meeting on 14.9.1998. Normally, agreements are signed by the proposed Society / Developer with the head of the slumdweller family. In fact, the provisions under Development Control Regulations require such individual agreements to be signed by the proposed Society / Developer jointly with the eligible slumdweller and his / her spouse. Upon discussions, it was decided that in future individual agreements should be got signed jointly as provided in the Regulation. In order to facilitate this, it would be better if name of the slumdweller alongwith his / her spouse is mentioned in the Annexure II itself against a single entry for the purpose of eligibility. The above procedure should be followed hereafter in compliance of the provisions in the Regulation.

Sd/  
Chief Executive Officer

# SLUM REHABILITATION AUTHORITY

## CIRCULAR 22

No.SRA/ DDTP/Circular/22/98  
V Floor, Griha Nirman Bhavan,  
Bandra (East), Mumbai 400 051.  
Date:- 22.9.98

## C I R C U L A R

Sub : Issuing of Identity Card to the slumdwellers who have occupied Rehab. Building.

Read : 1) This office circular No.SRA/Ch.Eng./3474/1513, dt. 23.12.97  
2) This office circular No.DDTP/circular/13/98, dt. 24.3.1998.

An indemnity bond on Rs.100/- stamp paper by Architect and Chairman of the Co.-Op.Hsg.Society jointly was being insisted by this office at the time of applying for occupation certificate for the generation of identity cards. The said procedure has now been discontinued. However, at the time of applying for full/part occupation certificate it is necessary that the concerned Society/Developer has to submit the details of allotment of tenements to slumdwellers in the prescribed format enclosed herewith on their letterhead, duly signed, in Duplicate and state that the allotment is made only to those eligible hutment dwellers who have been certified in Annexure-II and with whom the agreements have been made.

The engineering branch will verify the names of allotment given reference to Annexure-II before issue of Occupation Certificate. After issue of occupation certificate the Engineering Branch will forward one copy of details of allotment submitted by the Society/ Developer to Planning Branch for the purpose of generation and issue of Identity Cards.

This circular will come into immediate effect and will apply to SRD/ SRA. Conversion schemes where occupation certificate has already been granted / yet to be granted.

In view of above, this office Circular no. DDTP circular/ 13/98, dt. 24.3.1998 shall be treated as withdrawn and cancelled.

Sd/  
(Gautam Chatterji)

[ON SOCIETY /DEVELOPER 'S LETTERHEAD]

To,  
Chief Executive Officer,  
Slum Rehabilitation Authority,  
Griha Nirman Bhavan,  
Bandra [E], Mumbai 400 051.

Sub : Details of allotment of Rehab Tenements  
[to be given while applying for part/full O.C.]

Sir,

We, the Developer, M/s.....  
having office at ..... / I, the Chairman of  
C.H.Society of slumdwellers [Proposed / Registered] Shri .....  
Age ..... Residing at information as stated below.

1. Slum Rehabilitation Scheme / Slum Redevelopment Scheme of .....  
Society [Prop/Regd] on C.S. No./C.T.S. .... Of Village  
..... Tal..... Dist Mumbai .....in  
.....Ward of M.C.G.M. [admeasuring area .....sq.mt.] is approved  
by S.R.D./S.R.A. under L.O.I./C.C. order No.  
.....dt. .... There are  
..... Rehab tenements and .....PAP tenements in the  
approved scheme in ..... bldgs.
2. Building for ..... Rehab tenements is / are ready for occupation.
3. Possession of ..... tenements is proposed to be given as per details  
given below.

Sr. No	Bldg No. & Wing	Floor	Flat/ Shop No.	Carpet Area	User	Name of Kutumb Pramukh	Name Of Spouse	Reflected in Annex II at Sr.No.	Remarks

Yours faithfully,

( )

Chairman/Developer





## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्र. २३

१९९८-९९

क्र. एस.आर.ए/एफ सी/परि-३/२२४१/९८

दिनांक : २०.१०.९८

### परिपत्रक

विषय : झोपडपट्टी पुनर्वसन प्राधिकरणाकडे विकासकाकडून जमा होणाऱ्या रु. २०,००० प्रती सदनिका या रकमेच्या वापराच्या नियोजनाबाबत.

सुधारित विकास नियंत्रण नियमावली ३३(१०) च्या परिशिष्ट IV मधील कलम ९.१ नुसार झोपडपट्टी पुनर्वसन योजनेतील पुनर्वसन सदनिका, बालवाडी व समाजमंदीर यामागे प्रत्येकी रु. २०,००० याप्रमाणे, योजनेच्या विकासकाने, या योजनेतील इमारतीचा राहण्याचा दाखला घेण्यापूर्वी झोपडपट्टी पुनर्वसन प्राधिकरणाकडे संपूर्ण रक्कम जमा करावयाची आहे. संबंधित योजनेतील मूळ झोपडपट्टीवासीयांची सहकारी गृहनिर्माण संस्था स्थापन झाल्यावर त्या संस्थेमार्फत, उपरोक्त प्राप्त झालेल्या रकमेवरील व्याजातून सर्व पुनर्वसन सदनिकांच्या देखभालीच्या खर्चाचा/कराचा बोजा भागविण्याचे अभिप्रेत आहे. या रकमेवर कमीतकमी १० वर्षे झोपडपट्टी पुनर्वसन प्राधिकरणाचे नियंत्रण राहून त्यावर प्राप्त होणाऱ्या व्याजाचा विनियोग झोपडपट्टी पुनर्वसित झालेल्या झोपडपट्टीवासीयांच्या पंजिकृत सहकारी गृहनिर्माण संस्थेस करता यावा या हेतूने खालील प्रमाणे सूचना प्रसारित करण्यात येत आहेत.

१. झोपडपट्टीवासीयांच्या सहकारी गृहनिर्माण संस्थेने, त्यांना रहिवासासाठी ओळखपत्राचे वाटप झाल्याचे व सहकारी गृहनिर्माण संस्था पंजिकृत झाल्याचे प्रथम झोपडपट्टी पुनर्वसन प्राधिकरणास कळवावे. तसेच विहित नमुन्यात (नमुना 'A' सोबत जोडला आहे.) ठेवीच्या रकमेची मागणी करावी.
२. उपरोक्त सूचना प्राप्त झाल्यावर झोपडपट्टी पुनर्वसन प्राधिकरणाने संबंधित सहकारी गृहनिर्माण संस्थेस(पदधिकाऱ्यांना) पंजीकरण प्रमाणपत्र व सदस्यांच्या अधिकृत यादीसह कार्यालयात पाचारण करावे.
३. विकासकाकडून जमा करण्यात आलेल्या देखभाल ठेवीच्या रकमेची अधिकृत यादीतील सदस्य संख्येच्या प्रमाणात, त्या संबंधित सहकारी संस्थेचे ज्या राज्य सहकारी बँकेच्या शाखेत खाते उघडण्यात आले आहे. त्या शाखेवर, १० वर्षांइतक्या काळाकरीता टर्म डिपॉझिटीची पावती

झोपडपट्टी पुनर्वसन प्राधिकरण व संबंधित सहकारी गृहनिर्माण संस्था यांच्या संयुक्त नावे घेण्यात यावी. ही पावती झोपडपट्टी पुनर्वसन प्राधिकरणाकडे वित्त विभागात ठेवण्यात यावी.

४. ही पावती घेताना बँकेस वित्त विभागाने खालील सूचना द्याव्यात

- अ) जमा रकमेवर अर्जित झालेले तिमाहीचे व्याज नियमितपणे बँकेकडून संबंधित सहकारी गृहनिर्माण संस्थेच्या खात्यावर जमा करण्यात यावे.
  - ब) इतर रकम ज्या प्रमाणे काढली जाते त्याप्रमाणेच या व्याजाची उचल करण्याचे अधिकार संबंधित सहकारी गृहनिर्माण संस्थेस राहतील.
  - क) संबंधित सहकारी गृहनिर्माण संस्थेने मागणी केल्यावर बँकेने सहकारी संस्थेस नियमितपणे हिशोब द्यावेत.
  - ड) दहा वर्षांच्या कालावधीनंतर सदर पावतीची रकम सहकारी संस्थेच्या नावे जमा करावी. त्याकरीता सहकारी संस्थेने प्राधिकरणाकडे अर्ज करावा म्हणजे पावती सहकारी संस्थेस हस्तांतरित करण्यात येईल.
५. सहकारी संस्थेने त्यांच्याकडे प्राप्त होणाऱ्या विज बिले, पाण्याची बिले, प्रॉपर्टी टॅक्स, लिज्रेंट इ. भागविण्यासाठी या व्याजाच्या रकमेचा वापर करावा. १० वर्षांनंतर झोपडपट्टी पुनर्वसन प्राधिकरण व सहाकारी गृहनिर्माण संस्था यांच्या संयुक्त नावावर असलेली पावती वटविल्यावर प्राप्त होणाऱ्या रकमेचा व वापराचा सर्व हक्क त्या संस्थेचा राहिल.
६. या सूचना व विहित पद्धती तात्काळ अंमलात येईल.

सही

मुख्य कार्यकारी अधिकारी

# SLUM REHABILITATION AUTHORITY

No. SRA/FC/5/98/2231  
V Floor, Griha Nirman Bhavan,  
Bandra [E], Mumbai – 400 051.

Date : 20.10.1998

Office Order –

Subject : Procedure for taking and issuing a Term Deposit Receipt of maintenance deposit in the joint name of SRA and Co-op Housing Society.

Ref : SRA Circular No.23 dated 20.10.1998.

In pursuance of the Circular No. [Marathi] dated 20.10.98 related to the subject, the Chief Executive Officer, Slum Rehabilitation Authority, hereby lays down the procedure to be followed when an application of any society for the purpose, is received in the Finance Section of SRA.

1. An application number may be allotted to the application and it should be entered in a separate register maintained for the purpose.
2. The application is then, required to be sent to the Engineering Section for certifying the amount deposited by the developer with the SRA, in respect of the project to which the application relates. Concerned Executive Engineer will fill in the information in the prescribed space in the verification sheet on the reverse of the application form and sign it in affirmation.
3. The application is then, required to be sent to the Assistant Registrar, Co-op. Housing Societies by the Executive Engineer directly. He has to verify the information given by the society from the record maintained by him and sign in affirmation. He should then send it to the In-charge, Identity cards, to deal with the related part of the verification sheet.
4. The In-charge, Identity cards, after verification of the number of the identity cards actually issued and after signing the verification sheet, will finally send the application to the finance section for further processing.

5. The Accounts section under the finance controller will verify the balance at the credit of the developer for that particular scheme and pass an order of payment in favour of the District Central Co-op. Bank where the account of the society is maintained, of the amount proportionate to the actual occupancy by the eligible members of that society, to obtain a term deposit receipt of the amount for a period of ten years. The Bank will be instructed to credit the amount of interest accrued to the society's account as laid down in the circular under reference.

All concerned sections of the Slum Rehabilitation Authority are instructed to maintain their records up to date so that payments to the societies could be made expeditiously without causing any inconvenience to them. While handling the application, it may also be seen that the application, which is a very important and permanent document, is not spoilt due to ill-handling or careless handling.

The above instructions will come into force from the date of this order.

Sd/  
Chief Executive Officer

# SLUM REHABILITATION AUTHORITY

Circular No.24  
97/98

V Floor, Griha Nirman Bhavan,  
Bandra [E], Mumbai – 400 051.  
Date : 11.11.1998

## C I R C U L A R

Sub : Office Automation / Computerization – updation of Data.

In the month of October 1998 Slum Rehabilitation Authority published a booklet named "*Slum Rehabilitation – the steady progress continues....*" informing about the progress of the S.R. Schemes. During the preparation / compilation of material for the said booklet all the Data Sheet were got updated from Engineering Section and subsequently updated in the computer.

Now subsequent to the publishing of the booklet with a view to update the data in the computer all the concerned Junior Engineers and Sub Engineers are herewith directed to follow scrupulously the procedure outlined below :-

- 1) Software consultant Shri Madhukesh will give the printouts of the Data already entered into the computer upto October 1998, to the Engineering wing. The concerned Junior Engineer / Sub Engineer shall update / correct the data in these sheets as of date of correction / updation and hand it over to Clerk Shri Naik / Shri Bande.
- 2) All Junior Engineers / Sub Engineers will also fill up data sheets for any new schemes approved during the period from October 1998 to the date of filling up data sheets and hand it over to Clerk Shri Naik / Shri Bande.
- 3) Clerk Shri Naik and Shri Bande shall ensure the updation of data register {Red Register} and then forward the data sheet to Miss Sushma of Computer Division, who shall in turn ensure that the above updated / corrected and new data sheets are entered into the Software / Computer.

This procedure has to continue till further orders.

The above work shall be completed within a week of the date hereof failing which the concerned staff will be held responsible and adverse action taken against them.

Sd/  
Chief Executive Officer

# SLUM REHABILITATION AUTHORITY

Circular No.25

No. SRA/Ch.E/3386  
5<sup>th</sup> floor, GrihaNirman Bhavan,  
Bandra (E), Mumbai - 400 051.  
Date : 12 November, 1998

## Corrigendum to the Circular No.18.

In circular No.18, issued under No.SRA/Ch.E/1579, dtd. 18.8.1998 item No.6 shall be substituted by the following.

- “(6) If a phased programme for infrastructure development in the layout is submitted alongwith the layout plan, layout deposit equal to 10% of layout deposit will be accepted and there is no need to obtain permission for paying layout charges at 10% ”.**

Sd/

Chief Executive Officer

## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्र. २६  
१९९८-९९

क्र.झोपुप्रा/सचिव/परिपत्रक/७०९/९८  
५वा मजला, गृहनिर्माण भवन,  
वांद्रे (पूर्व), मुंबई - ४०० ०५१.  
दिनांक : २४.१२.९८

### परिपत्रक

वषय : झोपडपट्टी पुनर्वसन योजना -  
पात्र झोपडपट्टीधारकाने विकासकाबरोबर करावयाचा कराराचा मसुदा.

बृहन्मुंबईतील झोपडपट्टीवासीयांना स्वतःची स्वयंपूर्ण अशी २२५ चौरस फूट क्षेत्रफळाची सदनिका मोफत उपलब्ध होण्यासाठी शासनाने झोपडपट्टी पुनर्वसन योजना तयार केली आहे. झोपडपट्टी पुनर्वसन प्राधिकरणामार्फत या योजनेची अंमलबजावणी व संनियंत्रण करण्यात येते. प्राधिकरणाकडे प्राप्त होणाऱ्या पुनर्वसन योजनांना प्राधिकरणाकडून मंजूरी प्रदान करण्यात येते. त्याशिवाय, अशी योजना तयार करण्यासाठी झोपडपट्टीवासीयांना, विकासकांना व सर्व संबंधितांना प्राधिकरणाकडून संपूर्ण मार्गदर्शन देण्यात येते.

झोपडपट्टी पुनर्वसन योजना तयार करण्यासंबंधीच्या प्रक्रियेचा एक भाग म्हणून प्रथम झोपडपट्टीवासीयांनी एकत्र येऊन योजनेची पूर्वतयारी करणे आवश्यक आहे. त्याचवेळी प्रत्येक पात्र झोपडपट्टीधारकाने विकासकाबरोबर एक करार करणेही, योजनेच्या तरतुदीप्रमाणे, आवश्यक आहे. करार कसा असावा, या संबंधीच्या मार्गदर्शनासाठी बऱ्याच झोपडपट्टीधारकांनी सातत्याने विचारणा केली आहे. हे लक्षांत घेवून झोपडपट्टीधारक व विकासक यांचेमध्ये करावयाचा कराराचा मसुदा, प्राधिकरणाने शासनाच्या मान्यतेने, तयार केला आहे. हा मसुदा सर्व संबंधितांना सुलभतेने उपलब्ध व्हावा अशी प्राधिकरणाची भूमिका आहे. प्राधिकरणाने ह्या मसुद्याच्या प्रती प्रत्येकी रू. ५ एवढ्या अल्प किंमतीत, लेखा, विक्रीसाठी उपलब्ध आहे.

सही/  
सचिव

# SLUM REHABILITATION AUTHORITY

Circular No 27  
1999-2000

No.SRA/Ch.E/Conversion  
5<sup>th</sup> Floor, Griha Nirman Bhavan,  
Bandra (East) Mumbai 400 051.

## C I R C U L A R

Sub : Conversion of old approved SRD schemes to new SRS schemes under the provisions of clause no. 10.1 of Appendix – IV of finally approved (8.6 of draft DCR) DCR 33(10).

A circular bearing no. SRA / Dy.CE / 2143 dated 16.10.1997, Circular no. 6 of 1997 – 98, was issued by this office prescribing conditions and the procedure for conversion of approved SRD scheme to SRA scheme.

In the said circular, in cases where rehab to sale ratio was higher than the SRA norms, the same ratio was allowed to be retained while conversion. But the extent of utilization of free sale built up area, so generated because of conversion, in situ and the extent to which TDR would be permissible, was not stipulated. In the Development Control Regulations sanctioned on 15.10.97, DCR No. 33(10), Appendix IV, Clause 3.9 permits utilization of FSI lesser than 2.5 in situ and balance in the form of TDR because of height restrictions, uneconomical site conditions, etc.

This office is receiving some applications for utilization of lesser FSI than 2.5 in situ and balance in the form of TDR as provided in clause 3.9. It has been therefore felt necessary to lay down the conditions for utilization of free sale component in situ and in the form of TDR in cases of conversions where ratios higher than the SRA norms have been retained.

This circular is therefore being issued to stipulate the conditions which are as given below :-

- a) All slumdweller's eligible on the basis of Electoral Roll of 1.1.95 should be accommodated. The developer / society should submit the list of beneficiaries certified by Competent Authority with reference to the Electoral Roll of 1.1.95.
- b) The developer / society may at their option provide Balwadi, Welfare and Society Office in the rehab component of the approved society. However, if it is technically feasible, efforts should be made to provide same.
- c) If the tenements density is less than that prescribed under D.C. Regulation the developer may at his option provide the PAP tenements to that extent.
- d) The developer will be required to provide constructed amenities / reservations as per that approval given to SRD scheme.



- e) The scheme should be free housing scheme and amount taken from the slumdweller in the form of contribution or in any form should be returned. The developer should submit a registered undertaking to that effect.
- f) The developer should be agreeable to pay the amounts decided in Clause 9.1 towards maintenance charges per rehab tenement and infrastructure charges per sq.mts. for the area over and above the normal permissible FSI of the zone.
- g) If the work is already in progress under SRD scheme with carpet area less than 225 sq.ft. the developer need not provide 225 sq.ft carpet area. However, if it is technically feasible, efforts should be made to provide the rehab tenements with carpet area of 225 sq.ft.
- h) In view of the fact that ratio between rehab to free sale component is being allowed to be retained as per the old SRD approval, the developer will not be entitled to get free sale area and/or TDR against the construction of amenities / reservations as mentioned in (d) above. The developer will be required to construct the above amenities / reservations as approved under SRD Scheme and hand it over free of cost to MCGM / Public Body / SRA as the case may be
- i) If any additional rehab area on account of –
  - i) Balwadi, Welfare Centre or Society Office,
  - ii) increase in the built-up area of rehab in order to provide 225 sq.ft. carpet area tenement and
  - iii) extra rehab tenements including PAP tenements over and above the rehab area approved under SRD scheme is provided in the conversion scheme then the developer will be entitled for additional free sale area in the ratio mentioned in Clause 3.3 to 3.5 of Appendix IV of DCR 33(10) only.
- j) Out of the free sale built – up area made available to the developer, the developer will be compulsorily required to construct the part of free sale built-up area in situ at site with minimum area equivalent to zonal FSI of the said sub-divided plot for free sale area. For this purpose, the plot which is not used for rehabilitation or reservation purpose as per the approved layout, the same shall be regarded as sub-divided plot for free sale area subject to the condition that the sub-divided rehab plot should have the minimum tenement density as provided in Clause 3.12 of Appendix IV of DCR 33(10).
- k) If the developer wants to have TDR for the balance free sale area he will have an option to claim the TDR first and then construct in situ or in any combination as per the conditions laid down in Clause 3.9. TDR, however, can be claimed for the free sale over and above the area to be constructed in situ as mentioned in (j) here above.
- l) Architect and Developer should submit their conversion proposal on the basis of above Policy and Engineering Staff should scrutinize the proposal accordingly.
- m) This policy shall also apply to all such schemes which have already been converted to SRA schemes.

This circular has been issued after CEO/SRA's approval.

Sd/  
Chief Engineer

# SLUM REHABILITATION AUTHORITY

Circular No 28

5<sup>th</sup> Floor, Griha Nirman Bhavan,  
Bandra (East) Mumbai 400 051.  
Date :-15.6.1999

## C I R C U L A R

Sub : NOC from Land Owning Authorities for the Slum Rehabilitation Scheme under Clause 2.8 of DCR 33(10).

Proposals for Slum Rehabilitation schemes are being approved on public land after Annexure II is issued by respective Land Owning Authority. As per the provision of Clause 2.8 of Appendix IV of DCR 33(10), after the approval is given to Slum Rehabilitation Scheme, No Objection Certificate for building permission of the Land Owning Authority shall be given in respect of the said slum occupied public land within the period, it shall be deemed to have been given. In view of the said provision it is now decided to refer the LOIs to such Land Owning Authority for obtaining NOCs.

- 1) Where new Slum Rehabilitation Scheme is approved and LOI is issued, a copy of LOI along with location plan (1:1000) and block plan (1:1500 scale ) showing plot boundaries, shall be forwarded to Land Owning Authority. The letter to the Land Owning Authority shall be as per the draft letter no. 1 enclosed.
- 2) In cases of already approved schemes under SRA regulations , a copy of LOI alongwith plan showing location and block plans showing plot boundaries shall also be forwarded to Land Owning Authority. The forwarding letter shall as per the draft letter no. 1A enclosed herewith.
- 3) For the old schemes, approved under SRD regulation, NOC from the Land Owning Authority shall not be insisted.

In cases of 1 and 2 above, after the expiry of 30 days period the Land Owning Authority shall be intimated about the deemed NOC by writing a letter to the Land Owning Authority as per the draft no. 2 enclosed herewith with a copy to the developer for information.

All the staff working in the Engineering Section shall take note of the above procedure.

Sd/  
Chief Executive Officer

# SLUM REHABILITATION AUTHORITY

V Floor, Griha Nirman Bhavan,  
Bandra (E), Mumbai – 400 051.  
Date :

To,

Sub :

Sir,

Please find enclosed herewith the Letter of Intent issued to M/s \_\_\_\_\_ for Slum Rehabilitation Scheme on the land belonging to \_\_\_\_\_ as shown bounded red on the accompanied land. The Letter of Intent has been issued on the basis of Annexure II issued by \_\_\_\_\_. It has been reported that for entering into land transaction deals by the developer with concerned people it is necessary to have formal No Objection Certificate for the proposed building on the land under reference being developed in accordance with the Annexure II issued by \_\_\_\_\_.

Under the Provisions of D.C.R. 33[10], Appendix IV, Sub Clause 2.8, the No Objection Certificate for the building permission shall be given by the Land-owning Authority in respect of slums located on lands belonging to any department, undertaking, agencies of State Government including MHADA or any local Self Government such as B.M.C. within 30 days after the intimation of such approval of the project. In the event of such No Objection Certificates not being given within the stipulated period it is deemed to have been given. In view of the said provision, I have to request you to process the grant of formal NOC for the proposed SRS within statutory period if nothing is heard from you with one month from the date of the issue of this letter it would be deemed that No Objection Certificate has been granted to the developer in view of the developer as per the deeming provision explained above.

Yours faithfully,

# SLUM REHABILITATION AUTHORITY

Circular No 29  
1999-2000

No.SRA/FC/REC/973-A  
5<sup>th</sup> Floor, Griha Nirman Bhavan,  
Bandra (East) Mumbai 400 051.  
Date :-9.4.1999

## C I R C U L A R

Sub : Computation of the amounts of (1) maintenance deposits and (2) infrastructure charges receivable from the developers.

Ref : SRA Circular No. 7 of 1997-98, circular no. 16 of 1998-97.

The circulars under reference were issued to lay down the schedule for recovering the statutory dues payable by the developers to the Slum Rehabilitation Authority. The deferment in case of infrastructure charges was to be allowed from the date of the issue of the C.C. for construction. However, as the charges were to be recovered on the additional FSI sanctioned over and above the permissible FSI of the zone, the demand was not made till the permissible FSI in the scheme reached.

Henceforth the demand should be made on the developer at the time of issuing the commencement certificate of construction of sale.

This circular comes into force w.e.f. this date.

Sd/  
Chief Executive Officer

# SLUM REHABILITATION AUTHORITY

Circular No 29 A  
1999-2000

No.SRA/FC/REC/973-A  
5<sup>th</sup> Floor, Griha Nirman Bhavan,  
Bandra (East) Mumbai 400 051.  
Date :-9.4.1999

## C I R C U L A R

Subject : Computation of the amounts of [1] maintenance deposits and [2] infrastructure charges receivable from the developers.

Ref : SRA Circular No. of 1997-98, Circular No. 16 of 1998-99.

The circulars under reference were issued to lay down the schedule for recovering the statutory dues payable by the developers to the Slum Rehabilitation Authority. The deferrment in case of infrastructure charges was to be allowed from the date of the issue of the C.C. for construction. However, as the charges were to be recovered on the additional FSI sanctioned over and above the permissible FSI of the zone, the demand was not made till the permissible FSI in the scheme reached.

Henceforth the demand should be made on the developer at the time of issuing the commencement certificate of construction irrespective of whether it is of sale or rehab.

This circular comes into force w.e.f. this date.

Sd/  
Chief Executive Officer

# SLUM REHABILITATION AUTHORITY

Circular No 30  
1999-2000

No.SRA/Engg./3052  
5<sup>th</sup> Floor, Griha Nirman Bhavan,  
Bandra (East) Mumbai 400 051.  
Date :-27.9.1999

## C I R C U L A R

Sub: - Clubbing of two schemes approved under S.R.D.  
& S.R.A. as per Provision 7.8 of sanctioned D.C. Rule 33(10).

In view of the provision 7.8 of sanctioned D.C.rules the developers have been requesting for allowing clubbing of slum schemes approved under old S.R.D.rules with those approved under new S.R.A.rules so as to avail the benefit of interchanging the Rehab. & Sale components within the schemes without exceeding the F.S.I. of 2.5 on the respective plot.

One such case requesting clubbing of one S.R.D.scheme of Bandra with one S.R.A.scheme of Santacruz of one of the same developers was therefore discussed in detail in H.O.D.meetings held on 13-7-99 & again on 17-7-99. The general opinion was that, in view of the provision 7.8 of sanctioned D.C.rule 33(10) the clubbing of slum schemes (of the same developer) approved under S.R.D.& S.R.A also can be allowed if the two schemes are in same Rehab: Sale ratio zone as laid down in the clause 3.3 to 3.5; so as to ensure that no sale F.S.I. get floated from higher ratio zone to lower ratio zone.

C.E.O. (S.R.A.) after careful consideration, has therefore approved the following policy for allowing clubbing of S.R.D.& S.R.A schemes as per provision 7.8 of D.C.R.33 (10).

The clubbing of S.R.D.& S.R.A. schemes can be allowed provided,

- 1] The developer of both the schemes is same.
- 2] The schemes to be clubbed should be in the same Rehab: Sale ratio zone as laid down in clause 3.3 to 3.5 of sanctioned D.C. Rule 33(10).
- 3] The validity of the schemes to be clubbed is not expired and/or any of the schemes/project is not completed.
- 4] The ratio of Rehab: Sale in approved S.R.D. scheme shall be more or less the same with 10% plus or minus variation as per approved S.R.A.norms of that ratio zone.

- 5] The built up area interchanged in such schemes shall be equal. i.e. if 200 Rehab. tenements having Rehab. built up area as 5000 sq.mtr. are shifted to other site being clubbed then sale area of 5000 sq.mtr. shall be shifted to first site there by [in lieu of Rehab. area ) keeping F.S.I. on sites of either schemes as the same as before shifting of Rehab./Sale built up areas.
- 6] The inter changing of Rehab. & Sale components in both the schemes can be allowed without insisting for revised Ann.-I for S.R.D.scheme; provided the F.S.I.on the respective plot does not exceed approved F.S.I. in the respective schemes.
- 7] The total sale area of the schemes to be clubbed including T.D.R. generated if any; shall remain the same even after clubbing.
- 8] The consent of the slum dwellers affected by clubbing and interchanging of Rehab. & Sale components shall be submitted.
- 9] The mandatory benefits such as maintenance deposit of Rs.20,000, Free housing, Tenement of carpet area of 225 sq.ft. etc. shall be made available to the 2slum dwellers affected by clubbing of the schemes.
- 10] No extraordinary concessions in open space requirements or condonation of parking shall be allowed for construction of additional sale area that may be available due to clubbing.

This policy which is approved by C.E.O.(S.R.A.), shall come into force with immediate effect .

Sd/  
E.E.(S.R.A.)II

# SLUM REHABILITATION AUTHORITY

Circular No 31

No.SRA/Engg./Circular/3693  
5<sup>th</sup> Floor, Griha Nirman Bhavan,  
Bandra (East) Mumbai 400 051.

## C I R C U L A R

Sub : Recovery of premium for condoning deficiency in required open spaces for proposed sale buildings.

In view of provision of DCR 33(10) – Appendix IV – Clause No. 6.25, which is in operation due to Government Order dated 15.10.99 and 6.2.97, certain relaxation in bldg and other requirements can be granted for sale bldg by recovering 10% of normal premium. Sale bldg in S.R. Schemes are accordingly being approved condoning the deficiency in requirement of marginal open spaces by recovering premium. While working out the premium, the required land component against deficiency is multiplied by land rates issued by MCGM from time to time. 10% of such normal premium is charged as condonation premium in S.R. Scheme. The Slum Redevelopers' Association has represented the matter stating that since such condonation of deficiency is related to land available for development, the premium so calculated shall be corrected by dividing the land rate / premium by floor space index proposed to be used on site. It was also represented that MCGM has been following the same practice.

The matter was discussed in detail in Grievances Redressal Cell meeting and it was felt that there is logic behind calculating the premium for deficiency in open spaces on the basis of rate of land component i.e. land rate divided by FSI permitted on plot. The formula for working out condonation premium therefore was finalised as under :-

$$\text{Premium} = \frac{10\% \times \text{deficiency in open spaces for all floors} \times \text{Land rate}}{\text{FSI permitted on plot}}$$

All staff working in SRA are requested to take note of above decision.

Sd/  
Chief Executive Officer



# SLUM REHABILITATION AUTHORITY

Circular No. 33  
1999-2000

SRA/Eng/4304  
Date : 14.12.1999

## C I R C U L A R

Sub : Levy of Development Charges /imposing interest on deferred part/balance payment.  
Ref : Circular No.16 dtd. 8/8/98.

As per Section 124E-3 of M.R.T.P.Act 1966, there is clear mention that "the amount of development charges as shown in the notice of assessment shall be paid within 30 days of the date of receipt thereof by such person and where the amount has not been so paid or has been partly paid, an interest at the rate of eighteen percent per annum upon any amount out standing shall be payable from the date immediately following the date of payment of such amount".

It is also observed that the Govt. directions U/s. 154 of M.R.T.P. Act and Memorandum dtd. 29.6.94 is allowing to pay the development charges in two stages; 50% at the time of plinth C.C. and 50% at the time of further C.C.

It means that we have to recover 50% of the development charges at the time of plinth C.C. and 50% at the time of further C.C. Rate of interest however, continues to be 18% as per M.R.& T.P.Act 1966 on the charges due but not paid. However, the 1<sup>st</sup> installment of development charges i.e. 50% of the total has to be paid before grant of C.C. above plinth, where as second installment has to be paid before grant of sale OCC or TDR whichever is earlier.

As regards development charges against the land component, since development charges are not applicable to slum schemes, land component proportionate to sale area on site shall be worked out and development charges shall be recovered against such land component at the time of grant of plinth CC.

In view of the above Circular No.16 dtd. 8.8.98 issued by SRA stands modified accordingly.

Staff working in Engineering Section and Finance Section shall take note of above decision.

Sd/  
CEO(SRA)

# SLUM REHABILITATION AUTHORITY

Circular No. 34

SRA/ENGG/4410

## C I R C U L A R

Sub:- Issue of Commencement Certificate for rehab bldg.

Presently CC for proposed Rehab bldgs. is being granted in two stages i.e. i) upto plinth ii) CC beyond plinth after checking the plinth and insisting stability certificate from RCC consultant, Civil Aviation NOC, Demarcation of D.P. reservation etc. The Slum Redevelopers Association has represented that full CC for rehab bldg. be issued in the initial stage itself as there is always a pressure to expedite the work of rehabilitation component and therefore the developers are forced to carryout work beyond the plinth level. It was also represented that during the progress of the work, the department may carryout checks for plinth etc. The representation was discussed in detail in the SRA grievance redressal meeting held on 30/10/99. It was then decided to follow the following line of action.

Whenever architect/developer desires to have the full CC for the rehab building in the initial stage itself, the same shall be granted subject to following conditions:

- 1) That as soon as plinth of rehab bldg. is completed the Architect will intimate the concerned officer and also submit stability report for the plinth structure.
- 2) The Architect shall certify that the plinth is constructed as per approved plan.
- 3) After submission of above documents further work can be commenced by the developer.
- 4) If, however, there is any amendment to the approved plan, further work can be carried out only after amended plans are got approved from SRA.
- 5) The architect shall arrange joint inspection with concerned JE/SE during course of construction for checking of plinth.
- 6) The payment which may be due for full rehab bldg. shall be insisted at the time of grant of such full CC at initial stage.
- 7) An undertaking from developer shall be insisted for compliance of conditions 1-4 before issue of such full CC and also for undertaking to demolish the bldg in part/full if so required if he fails to obtain Civil Aviation NOC for constructed height and also could not provide required open space from the plot boundary/demarcated reservation etc.
- 8) In composite bldgs. and sale bldgs. however, the present practice of grant of only plinth CC initially will be continued.

All staff working in Engineering section of SRA are requested to take note of above policy.

Approved by C.E.O.(S.R.A.)

Sd/  
E.E.(S.R.A.)II

# SLUM REHABILITATION AUTHORITY

Circular No. 35

SRA/ENGG/4587

Sub : Provision [2.2] of D.C. Rule 3310] sanctioned dt. 15.10.97.

The Slum Rehabilitation Authority [S.R.A.] as a Planning Authority is accepting proposals for rehabilitation of slums, submitted by architects / developers on behalf of landowners / slumdweller. As a part of implementing one window system and to facilitate early approval of the scheme, while accepting the proposals; some documents which are basically needed for scrutiny [e.g. Annex II certifying consent etc.] are accepted without certification by the Competent Authority. Such documents are referred by S.R.A. to the concerned Competent Authority who is expected to complete the verification and certification within a reasonable period of time.

As per the provision 2.2 of D.C. Rule 3[10] "The approval to the projects shall be given by the S.R.A. within a period of 30 days of submission of all relevant documents and in the event of a failure by S.R.A. to do so, the said approval shall be deemed to have been given; provided the Project is in accordance with the provisions of the appendix".

It is, therefore, likely that the Architects / Developers may claim the "Deemed approval" after expiry of 30 days of acceptance of their proposal by S.R.A. The matter was, therefore, discussed in detail in H.O.D. meeting, when it was pointed out that the "deemed approval" could be claimed only after 30 days of submission of all the relevant documents necessary for scrutiny; which includes the Annex II certified by the Competent Authority.

It is, therefore, hereby clarified that whenever a proposal is accepted by the S.R.A.; the 30 days statutory period shall be counted from the date of receipt / submission of all the relevant approvals / N.O.C.'s from other competent authorities such as

1. Annex II issued by the concerned competent authority viz : BMC, MHADA, Addl Collr [Enc] etc. certifying the eligibility and 70 percent consent of the slumdweller and giving NOC for the implementation of the scheme.
2. D.P. and A.E.[Survey]remarks from BMC.
3. Clearance of Annex III, certifying the financial capacity of the developer by the S.R.A.
4. Specific remarks for CRZ wherever applicable.
5. Original Property Registration Card, not less than one year old.
6. Documents for right of access to the plot where the development is proposed.
7. Compliance of any other specific requirements, communicated by S.R.A.

The above clarification is issued with the approval of CEO [SRA] for the benefit of all those concerned.

Sd/  
E.E.[SRA] II

# SLUM REHABILITATION AUTHORITY

Circular No. 36

SRA/ADM/WorkDistri/129

Date : 14.1.2000

## C I R C U L A R

Sub : Inspection of documents, certified copies and procedure to deal with the applications.

Number of applications are received in SRA office asking for inspection of documents and for supply of certified copies of certain documents but the Staff concerned are not properly responding to those applicants and their applications are tossed from one desk to another because of no proper guidelines. This issue was therefore discussed at length in HOD meeting held on 22.12.1999 and it has been decided to issue following guidelines.

- A Inspection of any file or document may be allowed
- B Certified copies of those documents on demand be given subject to payment as given below :
- |    |  |  |
|----|--|--|
| 1. | Inspection of Ann.II and its file.   | Rs.150/-   |
| 2. | Inspection of LOI and its file.  | Rs.150/-   |
| 3. | Inspection of IOD, C.C. & O.C. files   | Rs.150/-   |
| 4. | Issue of certified copies of LOI, IOD, C.C.,<br>O.C. and Ann.II.   | Rs.25/- per page plus<br>copying charges at Rs.1 per<br>single page. |
| 5. | Issue of certified copy of approved plans<br>(to be traced by the applicant and certified<br>by any licensed Architect). | Rs.60/- per plan.  |
3. Only bonafide person who is concerned with the scheme shall apply for such inspection/documents. Any proof such as ration card, electric bill etc. showing his bonafide may be accepted to prove his bonafide.

f. Procedure to be adopted in SRA office.

- i) All such applications shall be dealt by Shri.Gavas, City Survey Officer and they should be disposed off by him.
- ii) He may requisite any file or document to examine and to decide the charges to be levied.
- iii) In case of approved plans, and copies of LOI, IOD,CC etc. the application may be sent to the concerned Executive Engineer who should get certified the said documents by concerned A.E. and send back to C.S.O. for issue.
- iv) In case of any difficulty the C.S.O. should take instructions from Secretary or Chief Executive Officer.

Issued with due approval from C.E.O.

Sd/  
**DDTP & A.O.**

## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक ३७

क्र.झोपुप्रा/सं.क्र.४०२/२०००/उजि/४०६

५वा मजला, गृहनिर्माण भवन,

वांद्रे(पूर्व), मुंबई-४०० ०५१.

दिनांक :- १०.२.२०००

### परिपत्रक

विषय:- झोपडपट्टी पुनर्वसन योजना

झोपडीधारकांच्या पात्रतेबाबत करावयाची कार्यवाही...

बृहन्मुंबईत सुरू असलेल्या झोपडपट्टी पुनर्वसन योजनेमध्ये सदनिका मिळण्यासाठी पात्रता ठरविण्याबद्दल प्राधिकरणाकडे बरीच निवेदन/अर्ज प्राप्त होतात व असे अर्ज ज्या योजना जुन्या आहेत व काही ठिकाणी इमारतीचे बांधकाम सुरू आहे त्या ठिकाणीच्या झोपडपट्टी पुनर्वसन योजनेमध्ये ही पात्रता ठरविण्यासाठी निवेदने प्राप्त होतात. काही झोपडीधारकांना अशी योजना सुरू करून त्याची अंमलबजावणी ते राहत असलेल्या झोपडीपट्टीमध्ये करण्यात येणार आहे याचीही माहिती नसते व झोपडीधारक अंधारात राहतात व प्रत्यक्ष झोपड्या हलविण्यास सुरूवात झाल्यावरच त्यांना याची माहिती होते व नंतर पात्रतेसाठी प्राधिकरण/ न्यायालये इत्यादी संस्थेकडे धाव घेतली जाते. अश्याप्रकारे योजनेची सुरूवात योग्य रितीने होत नसल्याने कालांतराने योजनेत अडथळा उत्पन्न होतो. तसेच योजनेत समावेश करावयाच्या झोपडीधारकांबाबत निश्चित संख्या उपलब्ध न झाल्याने वारंवार योजनेत बदल करणे भाग पडते. अश्या सर्व बाबींना आळा बसावा व अर्ज प्राप्त होण्याची संख्या जास्तीत जास्त किमान असावी यासाठी उपयायोजना करण्याचे विचाराधिन होते. यास्तव याबाबत पुढील प्रमाणे पध्दती अनुसरण्यात यावी असे मान्य करण्यात येत आहे.

☞ ज्या झोपडपट्टी पुनर्वसन योजनेमध्ये परि-२ पात्रता यादीत अद्याप द्यावयाची आहे त्यामध्ये सक्षम अधिकाऱ्याकडून परि-२ प्राप्त झाल्यावर उपजिल्हाधिकारी, झोपुप्रा हे परि-२ ची एक प्रत संबंधित सहकारी संस्थेस पाठवितील व ती यादी विहित सूचनेसह संस्थेच्या कार्यालयात/ जागेवर प्रसिध्द करण्याबद्दल कळवितील व प्रसिध्दीचा अहवाल प्राप्त करून घेतील.

☞ विहित सूचनेद्वारे संबंधित झोपडपट्टी पुनर्वसन योजनेच्या क्षेत्रातील जे झोपडीधारक अपात्र असतील अथवा ज्यांचा समावेश करण्यात आला नसेल अथवा निवासी-नि-व्यापारी अथवा निवासी ऐवजी व्यापारी गाळयासाठी पात्र करण्याबद्दल मागणी असेल तर असे झोपडीधारक नोटीस प्रसिध्द झाल्यापासून १ महिन्यात प्राधिकरणाकडे निवेदने योग्य त्या कागदपत्रासह सादर करतील.

- ☞ विहित मुदतीत सादर होणाऱ्या निवेदनांचाच फक्त विचार केला जाईल व त्यानंतर पात्रतेसंबंधित कोणताही निवेदनाचा विचार होणार नाही.
- ☞ ज्या झोपडपट्टी पुनर्वसन योजनेमध्ये परि-२ पूर्वीच निर्गमित करण्यात आले आहे. त्यामध्येही वरील प्रमाणे कार्यवाही करण्यात येईल व तशी कार्यवाही होईपर्यंत IOA दिले जाणार नाही.
- ☞ ज्या झोपडपट्टी पुनर्वसन योजनेमध्ये LOI, IOA देण्यात आले आहे त्यामध्येही प्रथम वरील प्रमाणे कार्यवाही करण्यात येईल व अंतिम निर्णय होईपर्यंत प्रमाणपत्र (CC) दिले जाणार नाही.
- ☞ वरील परिपत्रकानुसार करावयाची अंमलबजावणी सचिव/प्राधिकरण यांच्या देखरेखीखाली केली जाईल.

सही/  
(गौतम चॅटजी)  
मुख्य कार्यकारी अधिकारी

# SLUM REHABILITATION AUTHORITY

Circular No. 38

No. SRA / Administrative / Circular / 413/ 2000

Date : 14 February, 2000

## CIRCULAR

It has been observed that lot of references are coming from Hon. Minister for Housing and also from Hon. State Minister for Housing. These references are marked to the concerned branches in SRA for necessary action. It is advised that these references be entered into a separate register by the concerned branch and it should be seen that the said references are replied within a week possibly either in the form of interim reply or in the form of final disposal. A monthly statement of total number of references received and total number of references disposed of alongwith the list of pending references with date of its receipt may be prepared and given to Secretary without fail.

Issued by directions from Chief Executive Officer.

Sd/  
Secretary



# SLUM REHABILITATION AUTHORITY

Circular No. 38A

No. SRA/Engg/Circular/6190

Dated : 23 March, 2000

## C I R C U L A R

Sub :- Deferment of payment of premium amount payable due to deficiency in open spaces and due to permitting staircase / lobby / lift built up area as free of F.S.I., etc.

Above matter regarding grant of concession in payment of premium amount was discussed in HOD dated 8.3.2000. It was decided that considering the present trend of market where there is more demand for ready flats, it is difficult for a developer to realise money from booking immediately on approval to the sale building plan. In most of the cases, where the amount of premium is heavy, the developers make a request for deferred payment so that they can use the said amount for completion of construction work of rehab buildings. Since SRA's interest is to facilitate early completion of rehab buildings in slum schemes rather than collecting money it was decided to grant such concessions in premium payments as and when demanded by the developers, as given below.

- 1) - In case of premium for "deficiency in open space" commencement certificate may be granted upto such floors which otherwise do not need deficiency condonations. Full premium amount shall be recovered before grant of further commencement certificate. However, if the developer carries out work beyond granted commencement certificate said premium shall be recovered with 18% interest from the date of issue of I.O.A., before regularisation of work and grant of further commencement certificate.
- 2) In case of premium against grant of staircase / lift / lobby built up area as free of F.S.I., commencement certificate may be granted upto such floors which do not need such extra F.S.I. Full premium amount shall be recovered before grant of further commencement certificate. However, if the developer carries out work beyond the granted work under the commencement certificate, the said premium shall be recovered with 18% interest from the date of issue of I.O.A., before regularisation of work and grant of further commencement certificate.
- 3) In case of balcony enclosure charges, it shall be worked out while giving approval to the amended plans and shall be recovered before issue of occupation certificate.

Staff working in Engineering Section is requested to take note of above policy.

Sd/

Dy. Director of Town Planning

# SLUM REHABILITATION AUTHORITY

Circular No. 40

No. SRA/Engg.Wing/7161  
5<sup>th</sup> Floor, Griha Nirman Bhavan,  
Bandra [E], Mumbai – 400 051.  
Date : 15.5.2000

**Sub : Statutory payments of Rs. 20,000/- and Rs.840/-.**

Partial modification to Circular No. 7 dated 25.11.97.

Please read Circular No.7, dt.25.11.1997 (page no.50 of Guidelines) in which guidelines for payment of maintenance charges and infrastructure charges have been laid. Now that SRA has proposed to reduce the maintenance deposit amount from 20,000/- to 10,000/- and infrastructure charges from Rs.840/- to 560/- for suburbs and extended suburbs and now that there being slack in the property market, the developers are insisting for reduction in payment as proposed by Slum Rehabilitation Authority and to charge Rs. 560/- only after consumption of permissible zonal FSI on the site.

After careful examination and after discussing the issue in HOD meeting it has been decided to issue further clarification for that circular as given below :-

## **Regarding Maintenance Deposit Amount:-**

The procedure of recovering the amount as laid down in Circular No. 7 dated 25.11.97 will remain the same. However total deposit amount for suburbs and extended suburbs will be Rs.10,000/- per tenement as approved by SRA subject to undertaking that if Govt. disagrees with SRA's proposal full Rs. 20,000/- will be paid. The proportionate amount will be recovered at stages as mentioned in the said circular dtd.25.11.1997 with necessary undertaking from the developer. However if the Govt. does not take decision in the matter then before grant of O.C.C. to sale building, entire amount as per Rs.20,000/- shall be recovered. For S.R.Schemes in Island city, there will be no change in the circular. The maintenance deposit will continue to be Rs.20,000/- per tenement and proportionate amounts will continue to be recovered at appropriate stages as per circular dtd.25.11.97.

## **Regarding Infrastructure Charges :-**

In this case Rs.560/- per sq.mt. for proposals in subs / Ext. subs will be charged on built up area constructed beyond normally permissible f.s.i. of the zone in suburbs and extended suburbs as per SRA's proposal subject to an undertaking from the Developer that if Government disagrees with SRA's proposal full amount of Rs. 840/- will be paid. However first installment of Rs.400/- per sq.mt. need not be paid proportionately at the

time of C.C. of sale bldg if the full built up area of rehab plus part of sale for which C.C. is asked does not exceed the zonal permissible f.s.i. The first installment of Rs.400/- per sq.mt. shall be paid at the time when the permissible zonal f.s.i. is actually crossed by the developers at a particular stage of construction of sale bldg. In such cases, it is therefore necessary to grant first commencement certificate to sale building upto permissible zonal f.s.i. and further commencement certificate is to be granted only after recovery of infrastructure charges @ Rs. 400/- per sq.mtr. proportionate to the built up area of sale component. The second installment of Rs. 160/- will be paid at the time of occupation certificate of free sale building proportionate to the built up area of free sale component subject to necessary undertaking.

In case developer asks for TDR and if the total rehab.B.U.A sanctioned + TDR so asked does not exceed the permissible zonal f.s.i. then infrastructure charges may not be recovered. But if the Rehab. built up area + TDR exceeds the zonal permissible f.s.i. then the excess TDR shall be charged with proportionate infrastructure development charges at Rs.560/- per sq.mt. subject to above referred undertaking.

However, before grant of O.C.C. to sale component or grant of final TDR the entire infrastructure charges due at rate of Rs. 840/sq.mtr. or as per the Government decision shall be insisted.

In Island city the rate of infrastructure charges shall remain 840/sq.mtr. as in force now.

### **Projects under clause 3.11 where only TDR is claimed.**

In respect of S.R. Projoeçts under clause 3.11 where C.C. upto plinth for rehab.bldgs is first granted and further C.C. beyond plinth is granted thereafter. TDR is claimed for the work done upto plinth. The same is worked out at the rate of 18% of the total built up area of rehab. component of the respective building. The f.s.i. consumed at this stage for the project would be the actual plinth constructed on site plus equivalent TDR claimed. Further-C.C. shall be given to such rehab.bldgs. whose full built up area alongwith total plinth area constructed on site and the TDR granted against that plinth does not exceed the zonal permissible f.s.i. Till that time no infrastructure charges shall be recovered but as soon as rehab. built up area + TDR exceeds the zonal permissible f.s.i. full amount of Rs.560/- or 840/sq.mtr. as the case may be, proportionately, be recovered subject to usual undertaking from the developer. However if the Govt. does not take decision in the matter then before grant of final TDR the infrastructure charges due at the rate of Rs.840/- sq.mt. shall be recovered.

Above guidelines shall be read alongwith circular no.7, dtd.25.11.1997 and shall come into force with immediate effect.

Issued with due approval from Chief Executive Officer, Slum Rehabilitation Authority.

Sd/  
DDTP

# SLUM REHABILITATION AUTHORITY

Circular No. 41

SRA/ADM/Work Distri./ /  
5<sup>th</sup> Floor, Griha Nirman Bhavan,  
Bandra [E], Mumbai – 400 051.  
Date : 20 May, 2000

**Sub : Inspection of documents, issuing of certified copies and  
procedure to deal with the applications.**

Read Circular no.36 bearing no.SRA/Adm/Work Distri, dt.14.1.2000.

Under the above circular certain guidelines have been issued regarding which documents can be given for inspection and which documents can be certified and to whom the same can be issued etc.

In partial modification to above circular no.36, dtd.14.1.2000 this is further to clarify that

1. This office can issue certified copies of only those documents which have been generated in this office.
2. The documents which have been issued by other Departments/Agencies and taken on record in this office for processing a Slum Rehabilitation Scheme proposal such as Ann.II, D.P.Remarks, Ownership documents, Plot boundaries etc., the same cannot be certified and issued by this office. In such cases, at the most, reference no. and name and address of the issuing authority can be given in writing to the bonafide person on demand.
3. The request application received on closed/recorded schemes need not be entertained but the applicant may be informed accordingly.

Sd/

**DDTP & A.O.**

## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्र. ४२

क्र.झोपुप्रा/सचिव/४२/२०००/१७७९  
गृहनिर्माण भवन, ५वा मजला,  
वांद्रे (पूर्व), मुंबई - ४०० ०५१.  
दिनांक : १२.६.२०००

विषय : महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मलून व पुनर्विकास) अधिनियम १९७१ मधील कलम -३ सी खालील झोपडपट्टी पुनर्वसन क्षेत्राची घोषणा प्रसिध्द करण्याबाबत पध्दत निश्चित करणेबाबत.

एखाद्या झोपडपट्टीतील पुनर्वसन योजना राबवितांना काही झोपडीधारक अडथळे निर्माण करतात व स्वतःचे झोपडे तोडू देत नाहीत अशा वेळी सदर झोपडीधारकांवर महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मलून व पुनर्विकास) अधिनियम १९७१ चे कलम ३३ व ३८ अंतर्गत निष्कासनाची कार्यवाही करण्यात येते. अशा वेळी सदर झोपडपट्टी पुनर्वसन योजनेखालील क्षेत्र झोपडपट्टी पुनर्वसन क्षेत्र म्हणून घोषित करण्याचे अधिकार मुख्य कार्यकारी अधिकारी यांना उपरोक्त कलमाद्वारे दिले आहेत. मात्र सदर घोषणा प्रसिध्द कशी करावी याबाबतची पध्दत प्राधिकरणाने ठरवून दिल्याप्रमाणे असणे आवश्यक आहे. आतापर्यंत १७ झोपडपट्टी पुनर्वसन योजनांखालील क्षेत्र झोपडपट्टी पुनर्वसन क्षेत्र म्हणून मुख्य कार्यकारी अधिकारी यांनी घोषित केले आहे. सदरहू ठिकाणे Censused slum वा Notified slum असल्याने व त्या ठिकाणी योजना मंजूर करतांना किमान ७०% पात्र झोपडपट्टीवासीयांना संमती दिली असल्याने, कलम ३ सी खाली झोपडपट्टी पुनर्वसन क्षेत्र मंजूर करतांना एक इंग्रजी व एक मराठी असे दोन स्थानिक वृत्तपत्रामध्ये ती अधिसूचना प्रसिध्द करणेची पध्दत अवलंबिली आहे. सदर पध्दतीस प्राधिकरणाने मान्यता द्यावी असे प्रस्तावित करण्यात आले व ते प्राधिकरणाने मान्य केले व त्या पध्दतीस प्राधिकरणाने दि.८.४.२००० रोजी झालेल्या नवव्या बैठकीत ठराव क्र. ९.६.४ अन्वये मान्यता दिलेली आहे. त्यानुसार यापुढे जाहीर करण्यात येणाऱ्या झोपडपट्टी पुनर्वसन क्षेत्राची घोषणा शासन राजपत्रात तसेच एक इंग्रजी व एक मराठी अशा दोन स्थानिक वृत्तपत्रामध्ये प्रसिध्द करण्यात यावी.

सही /

(गौतम चटर्जी)

मुख्य कार्यकारी अधिकारी

## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्र. ४३

क्र.झोपुप्रा/सं.क्र. /२०००/उजि/२१२४

५वा मजला, गृहनिर्माण भवन,  
वांद्रे(पूर्व), मुंबई-४०० ०५१.

दिनांक :- ६.७.२०००

विषय:- झोपडपट्टी पुनर्वसन योजना

परि-२ योजनेत समावेश असलेल्या  
झोपडीधारकांची यादी

विकास नियंत्रण नियमावली ३३(१०) अनुसार प्राधिकरणाकडे झोपडपट्टी पुनर्वसन योजना सादर झाल्यावर विकासक / सहकारी संस्था यांनी तयार केलेले परिशिष्ट-२ ची तपासणी करून पात्रता यादी निर्गमित करण्यासाठी सक्षम प्राधिकाऱ्यांकडे पाठविले जाते व यथावकाश परि-२ सहकारी संस्था / विकासक यांना देण्यात येते. सक्षम प्राधिकाऱ्यांकडून प्राप्त झालेली काही परिशिष्ट-२ चे अवलोकन केले असता असे निदर्शनास आले आहे की, परिशिष्ट-२ च्या प्रमाणपत्रावर निर्गमित करणाऱ्या सक्षम प्राधिकाऱ्याचे नाव व कार्यालयाचा शिक्का अथवा कार्यालयाचे सील लावलेले नसते. तसेच निर्गमित केल्याचा क्रमांक व दिनांक लिहिलेला नसतो. ह्या बाबी असणे अत्यंत आवश्यक आहे. यास्तव सर्व सक्षम प्राधिकाऱ्यांना विनंती करण्यात येते की, परि-२ निर्गमित करताना त्याच्या प्रत्येक पृष्ठावर सक्षम प्राधिकाऱ्याचे नाव / पदनाम व सिल चा शिक्का तसेच कार्यालयाचा शिक्का उठविण्यात आला आहे तसेच प्रमाणपत्रावर पत्र क्रमांक व दिनांक लिहिण्यात आला आहे. याची खात्री करण्यात यावी. या प्रमाणे तपशील परि-२ वर नसल्यास यापुढे अशी प्रमाणपत्रे योजनेसाठी स्विकारली जाणार नाहीत व ग्राह्य धरली जाणार नाही याची कृपया नोंद घ्यावी व सहकार्य करावे.

सही/

(विजय माथनकर)  
मुख्य कार्यकारी अधिकारी

## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्र. ४४

क्र. झोपुप्रा/उसनर/आयडी कार्ड/२०००/२३३१

गृहनिर्माण भवन, ५ वा मजला,

वांद्रे (पूर्व), मुंबई ४०० ०५१.

दिनांक : २८ जुलै २०००.

**विषय : झोपडीधारकांना पुनर्वसनानंतर दिल्या जाणाऱ्या  
ओळखपत्रामध्ये फोटो असणेबाबत.**

झोपडपट्टी पुनर्वसन योजनेतर्गत सदनिका देतांना पात्र झोपडीधारकांस झोपडपट्टी पुनर्वसन प्राधिकरणामार्फत ओळखपत्र परिपत्रक क्र. एसआरए/डीडीटीपी/सरक्युलर/२२/९८, दि.२२.९.१९९८ अन्वये देण्यात येते. हे ओळखपत्र परिशिष्ट-२ च्या दाखल्यावरून तपासणी करून संगणीकृत करून देण्यात येते. मात्र त्यावर लाभार्थीचे फोटो लावले जात नाहीत. तरतूद क्र.१.९, परिशिष्ट-४, विकास नियंत्रक नियमावली क्र.३३(१०) अन्वये फोटोपास देणे आवश्यक असल्याने यामध्ये सुसुत्रता यावी म्हणून वरील दि.२२.९.१९९८ च्या परिपत्रकात खालीलप्रमाणे दुरुस्ती करण्यात येत आहे.

इमारतीस भोगवटा प्रमाणपत्र देण्यापूर्वी बांधून तयार झालेल्या इमारतीमधील सदनिका वाटप करतांना परिशिष्ट-२ च्या यादीमधील कोणास वाटप करणार आहेत त्यांचे नांव, त्यांच्या नवऱ्याचे/बायकोचे नांव याबरोबरच उभयतांचे फोटो पण मागविण्यात यावा व त्यानंतरच भोगवटा प्रमाणपत्र देण्यात यावे. तदनंतर फोटोसहीत ओळखपत्र योग्य त्या झोपडपट्टीधारकांना नियोजित सक्षम प्राधिकरणामार्फत देण्यात यावेत. संबंधितांनी याची नोंद घ्यावी.

वरील परिपत्रक मुख्य कार्यकारी अधिकारी/प्राधिकरण यांचे मान्यतेने निर्गमित करण्यात येत आहे.

सही/

(सु.के.जोशी)

उपसंचालक नगर रचना

# SLUM REHABILITATION AUTHORITY

Circular No. 45

No. SRA/FC/2517

V Floor, Griha Nirman Bhavan  
Bandra (E), Mumbai – 400 051.

Date : 9.8.2000

## C I R C U L A R

Sub : Payment of Maintenance Deposit, Infrastructure Charges and M.R.T.P. Charges to Slum Rehabilitation Authority and Installment in Payment Facility there of.

Ref : Circular No. 7 dated 25<sup>th</sup> November, 1997 and Circular No. 16 dated 3<sup>rd</sup> August, 1998.

The developers implementing Slum Rehabilitation Scheme are given facility in payment of (1) Maintenance deposit and (2) Infrastructure development charges vide Circular No. 7 under reference to relieve them to some extent of the hardship faced by them due to depressed financial condition of the real estate market. The developers were offered deferment facility on the conditions prescribed in Circular No. 7 and Circular No. 16. However, now it has come to the notice of the Chief Executive Officer that many of the developers are not paying the interest on the deferred amounts of the charges regularly though they have agreed to do so. This has resulted in accumulation of an amount of the order of rupees 15 cr. to be recovered and huge amount of interest is outstanding against many of them. The developers initially agree to pay three/six month interest in advance on the deferred amount and thereafter do not turn up after expiry of the period. This has resulted in huge amounts of interest outstanding till date. The order of outstanding amount is worrying SRA administration and thinking has been going on as to how this trend can be arrested and finally decided to issue the following instructions.

The Slum Rehabilitation Scheme is an ongoing process. The normal scheme may take roughly 4 to 5 years for completion. It has been observed that during this period a developer normally approaches the Authority for some relaxation, revalidation, further permission or any other concession regarding the construction. These benefits may be extended to them provided they make the payment of recoveries etc outstanding against their names as laid down. Henceforth, all Executive Engineers in SRA are instructed to recover the amount of interest outstanding against the developers whenever they approach the Executive Engineers.

These instructions come into force from the date of issue of this circular.

Sd/  
Chief Executive Officer



Copy for information and necessary action to :-

1. Executive Engineer – I
2. Executive Engineer – II
3. Executive Engineer – III
4. Executive Engineer – IV

They are further instructed that the file in which further benefits are being granted to a developer should be routed through the Finance Controller so that the accuracy of outstanding and recoveries are ascertained before the file is put up for orders to the Chief Executive Officer. They should enclose the following format filling in the necessary information so that the recoveries are accurately assessed.

**RECOVERY DETAILS**

	CHARGE TYPE	DUE DATE	M.D. /sale	M.D./ TDR	INF Charge /Sale	INF Charge /TDR	M RTP charges	Total Amount
1	CC-Sale/TDR							
2	AMT DUE							
3	AMT PD							
4	Amount Bal							
5	No. of days							
6	INTEREST							
7	INT PAID							
8	INT BAL							
9	Date of reminder							

Recoveries are calculated up to 31/3/2000, 30/6/2000, 30/9/2000, 31/12/2000. (Whatever is applicable)

(Signature)  
Executive Engineer I / II / III / IV

## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्र. ४६

क्र.झोपुप्रा/नगर भूमापन/२५६०/२०००/  
गृहनिर्माण भवन, ५ वा मजला,  
वांद्रे (पूर्व), मुंबई ४०० ०५१.  
दिनांक : १०.८.२०००

विषय : सामिलीकरण/विभाजनाप्रमाणे तयार करावयाच्या  
स्वतंत्र मिळकत पत्रिका व नकाशे.

### परिपत्रक

एकत्रिकरण प्रक्रीयेमध्ये मालकीचा प्रश्न आल्यास अशा ज्या भूखंडावर झोपडपट्टी पुनर्वसन योजना मंजूर झालेली आहे. त्या भूखंडाचे मुख्यत्वे करून पुनर्वसन घटक, खुल्या विक्रीचा घटक व आरक्षण घटक अशा तीन भागामध्ये विभाजन करण्यात येते. तथापि अशा भूखंडावर जर एकापेक्षा जास्त नगर भूमापन क्रमांक अंतर्भूत असतील तर उपरोक्त प्रकारचे विभाजन करण्यापूर्वी अशा निरनिराळ्या भूमापन क्रमांकाचे प्रथम एकत्रिकरण करून नंतर मंजूर अभिन्यासाप्रमाणे विभाजन करावयाचे असते. तसेच काही प्रकरणात झोपडपट्टी पुनर्वसन योजना राबविण्यात येत असलेला भूखंड हा दोन गांवाच्या सिमेवर असल्याने त्या भूमापन क्रमांकाचे अभिलेख वेगवेगळ्या भूमापन कार्यालयामध्ये असल्याने किंवा कार्यक्षेत्रामध्ये असल्याने त्यांचे एकत्रिकरण शक्य होत नाही. तसेच झोपडपट्टी पुनर्वसन योजनेंतर्गत वापराप्रमाणे करण्यात आलेले विभाजन हे सारखेच क्षेत्राचे (समान) असतेच असे नाही. परंतु त्या विभाजनामध्ये वापरात येणाऱ्या तळपृष्ठ निर्देशांक (ऋड.ख.) एकास एक या प्रमाणात असतो. त्यामुळे कित्येकदा मनोरंजन राखीव भूखंड (ठशलीशरीळी सीरिीवि) व अंतर्गत रस्ते हे विक्रीच्या घटकामध्ये समाविष्ट केले गेले असल्याने पुनर्वसन घटकापेक्षा विक्रीच्या घटकाचे क्षेत्र अधिक असल्याने अभिलेखामध्ये अस्तित्वात असलेल्या मिळकत पत्रिकेमध्ये विभाजनाप्रमाणे त्याची नोंद घेऊन स्वतंत्र मिळकत पत्रिका तयार करण्यात येतात. त्यामुळे प्रत्येक मिळकत पत्रिकेला स्वतंत्र अस्तित्त्व निर्माण होते व

कालांतराने विकासक किंवा वास्तुविशारद नव्याने इमारत आराखडा मंजूर करून घेऊन जास्त असलेल्या क्षेत्राचा गैरवापर होऊ नये या दृष्टीने खालीलप्रमाणे परिपत्रकात बदल करण्यात येत आहे.

१. मिळकतीचे एकत्रिकरण तुरंत न करता त्यांचे वेगवेगळे अस्तित्व कायम ठेवून योजनेतर्गत विभाजन करून त्यांचे अंतिम क्षेत्र कायम करून अ-१, अ-२, अ-३ इ. मध्ये विभाजित करून त्यात त्यांच्या क्षेत्रफळाची नोंद घेवून तसेच त्या विभाजित भूखंडावर एकत्रितपणे एकूण Jointly in totally वापरल्या गेलेल्या बांधकामाचे क्षेत्राचा (Built up area) असा उल्लेख करून स्वतंत्र मिळकत पत्रिका उघडण्यात याव्यात व त्यानंतर त्यांचे एकत्रिकरण, कब्जेदारांची मालकी इ. झोपडपट्टी पुनर्वसन योजनेनुसार व शासनाच्या धोरणानुसार करण्यात यावीत.
२. झोपडपट्टी पुनर्वसन योजना जर दोन वेगवेगळ्या गावांमध्ये भूखंडावर एकत्रित असल्यास त्याचे एकत्रिकरण शक्य नसल्याने अशा भूखंडानासुध्दा वरीलप्रमाणे लगत भूखंडाचा क्रमांक देवून त्यावर (उदा.अ-१,अ-२, अ-३ इ. ) त्यावर एकूण वापरल्या गेलेल्या बांधकाम क्षेत्राचा (Built up area) अचुक उल्लेख करावा.
३. झोपडपट्टी पुनर्वसन योजनेतर्गत वापराप्रमाणे घेण्यात येणाऱ्या विभाजित मिळकत पत्रिकेवर झोपडपट्टी पुनर्वसन प्राधिकरणाने मंजूर केलेल्या बांधकाम क्षेत्राच्या (Built up area) नोंदी अचुक घेण्यात याव्यात.  
मुख्य कार्यकारी अधिकारी यांच्या मान्यतेने निर्गमित करण्यात येत आहे.

सही/

सचिव

## **SLUM REHABILITATION AUTHORITY**

**CIRCULAR NO. 47**

No.SRA/FC/Levy of fees/ 3326/2000  
5<sup>th</sup> Floor, Griha Nirman Bhavan,  
Bandra (East), Mumbai 400 051.  
Date : 25.10.2000

### **CIRCULAR**

Sub :- Levy of fees for disposal and approval of Bldg proposal submitted for Slum Rehabilitation Scheme under amended D.C. Regulation 33(10) of sanctioned D.C. Regulation for Greater Mumbai 1991.

Ref:- Circular SRA -I (Dy.CE-I) 1996-97 No.SRA/Dy.CE/426 of 29.11.96.

Levy of fees for disposal and approval of building proposals under SRA was prescribed vide Circular No.1 under reference . The revision of the rates of fees was under considerations of the Authority for quite some time. Now the rates of fees stand revised as approved by the CEO and as shown in the enclosed statement with effect from the date of issue of this Circular till further orders.

Sd/

Finance Controller(SRA)

**ANNEXURE**

Sr.N	Purpose	Scale of fees being presently charged.	Scale of fees proposed to be revised
1.	To construct a building under the provision of Sec-44/69 of the MR & TP ACT.	<p>i) Rs.35/- per 10.sq.mts. built up area for Rehabilitation Component with minimum of RS.350/-</p> <p>RS.70/- per 10.sq.mt for Residential in free sale component with minimum RS. 700/-</p>	<p>i)Rs.50/-per 10.sq.mts. built up area for Rehabilitation Component with minimum of RS.500/-</p> <p>RS.100/- per 10.sq.mt for Residential in free sale component with minimum RS. 1000/-</p>
		<p>ii) RS.70/-per10.sq.mt or part thereof for Commercial user in Rehabilitation Component with minimum of RS 700/-</p> <p>Rs 140/-per 10sq.mt or part thereof with minimum of RS.1400/- for Commercial user in sale component.</p>	<p>ii) RS.100/-per10.sq.mt or part thereof for Commercial user in Rehabilitation Component with minimum of RS 1000/-</p> <p>RS.200/-per 10sq.mt or part thereof with minimum of RS.2000/- for Commercial user in sale component.</p>
		<p>iii)RS. 70/- per 10sq.mt or part thereof for Rehabilitation with a minimum of RS. 700/- for Industrial user</p> <p>RS.105/-per 10sq.mt with a minimum of RS. 1050/- for Industrial user for sale component.</p>	<p>iii)RS.100/- per 10sq.mt or part thereof for Rehabilitation with a minimum of RS.1000/- for Industrial user</p> <p>RS.150/-per 10sq.mt with a minimum of RS. 1500/- for Industrial user for sale component.</p>

2.	In case of amended plans for sanctioned proposal.	RS.1/- sq.mt for Rehab and sale built up areas when there is no increase in the built up area and for additional area same as (1) above.	RS.1.50/- sq.mt for Rehab and sale built up areas when there is no increase in the built up area and for additional area same as (1) above.
3.	Scrutiny fees for approval of the Scheme.	i)RS. 0.50/-per sq.mt.of land area.	i)RS.0.70/-per sq.mt.of land area.
4.	Deposit for approval of plans.	RS.1/-per sq.ft	RS.1/-per sq.ft.
5.	Layout Scrutiny fees.	RS.1/- per sq.mt. of land area or RS. 2500/- whichever is more.	RS.1.50/- per sq.mt. of land area or RS.4000/- whichever is more.
6.	Layout deposit for development of Infrastructure	RS. 2.5/- per sq.mt of land area.	RS.2.5/- per sq.mt of land area.
7.	If the Phase Program is given the layout deposit for development of infrastructure will be charged at 10% with approval of Dy.CE(SRA).	10% of RS.2.5/- per sq.mt. of land area.	10% of RS.2.5/- per sq.mt. of land area.
8.	Transit Camp (Temporary)	In case of temporary non-residential structures, first 10sq.mt.or part thereof RS.300/- and for further 10M <sup>2</sup> and part thereof RS.150/- In case of Temporary Residential structures first 10sq.mt. or part thereof RS.75/- and RS.40/-for every subsequent part thereof.	In case of temporary non-residential structures, first 10sq.mt.or part thereof RS.400/- and for further 10M <sup>2</sup> and part thereof RS.200/- In case of Temporary Residential structures first 10sq.mt. or part thereof RS.100/-and RS.50/-for every subsequent part thereof.
9.	In case of Temporary structures used for Educational, Religious, Medical or such other Charitable purposes.	25% of normal scale of fees in Sr.No.(8) above.	25% of normal scale of fees in Sr.No.(8) above

**NOTE:-**

Revalidation fees for temporary Transit Camp will be charged as equivalent to the yearly scrutiny fees as per (9) above. Penalty for revalidation more than 3 months after expiry with 10% and after 6 months upto 12 months will be 20% of scrutiny fees in addition to the yearly scrutiny fees.

10.	To construct Permanent Transit Camp, proposed as per D.C.Regulation No. 33(13).	Fees same as (1) & (2) above.	Fees same as (1) & (2) above.
11.	Revalidation:-		
	a) Where application for revalidation for revalidation alongwith Bldg. permission, C.C. and plans with a progress report is submitted within one month of the expiry of C.C.is not issued.	RS.700/- Residential RS.1400/- Commercial RS.1050/- Industrial	RS. 1000/- Residential RS.2000/- Commercial RS.1500/- Industrial
	b)Where application for revalidation alongwith Bldg. permission, C.C. and plans with a progress report if submitted after expiry of one month but before expiry of 3 months of the C.C. or of Bldg. Permission, if C.C. is not issued.	RS.1400/- RS.2800/- RS.2100/-	RS.2000/-for Residential RS. 4000/-for Commercial RS...3000/- for Industrial

11	Where application for revalidation alongwith Bldg. permission, C.C. and plans with a progress report is submitted after expiry of 3 months of the valid date of C.C or of Bldg. Permission if C.C. is not issued.	RS. 1400/-+late fee at the rate of RS.350/-p.m for Residential. RS. 28,00/- + late fee at the rate of RS.700/-p.m.for Commercial. RS.2100/- +late fee at the rate of RS. 550/- p.m. for Industrial. (The late fees will be charged for a period beyond 3 months of the valid date).	RS. 2000/-+late fee at the rate of RS.500/-p.m for Residential. RS. 4000/- + late fee at the rate of RS. 1000/-p.m.for Commercial. RS. 3000/- +late fee at the rate of RS.750/- p.m. for Industrial. (The late fees will be charged for a period beyond 3 months of the valid date).
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NOTE:- The above levy of fees will come in operation with immediate effect. The Architect/Society/Bearers/Devclopers/Owners are requested to pay the above charges directly to the Bank of Maharashtra situated at the Ground Floor of the MHADA Building, after getting due endorsement from the Slum Rehabilitation Authority Office.



## SLUM REHABILITATION AUTHORITY

Circular No.48

No. SRA/FC/2001/531

5<sup>th</sup> Floor, Griha Nirman Bhavan,  
Bandra [E], Mumbai - 400 051.

Date : 13.2.2001

**Sub : Statutory payments of Rs. 20,000/- and Rs.840/-.**  
**Ref : Circular No.40, dated 15.5.2000.**

Under circular no.40 issued by this Authority on 15.5.2000 it was decided to recover maintenance deposit of Rs.10,000/- instead of Rs.20,000/- per rehab. tenement as stipulated in clause 9.1 and to charge infrastructure charges of Rs.560/- instead of Rs.840/- per sq.mtr. as stipulated in clause 9.2, for the slum projects from suburbs and extended suburbs on an undertaking that if Govt. disagrees with SRA's proposal for above reductions then full amount of Rs.20,000/- and Rs.840/- per sq.mtr. shall be paid. Since Govt. has not so far accorded its approval for the proposed change it has now been decided to modify Circular No.40, dated 15.5.2000 as given below :

- i) Regarding Maintenance deposit the amount to be paid to SRA shall be as per clause 9.1 of App.IV, DCR 33[10] and the procedure of recovering the amount as laid down in circular no.7 of 25.11.1997 shall remain the same.
- ii) Regarding infrastructure charges the amount to be paid to SRA shall be as per clause 9.2 of App.IV to DCR 33[10] and the procedure of recovering the amount shall be as per circular no.7 of 25.11.1997.
- iii) In case of projects under clause 3.11, where only TDR is claimed, amounts of maintenance Deposit and Infrastructure Charges shall be as per clause 9.1 and 9.2 of App.IV DCR-33[10] and the procedure of recovering the said amount shall be as per circular no.7 dated 25.11.1997 except that the infrastructure charges becomes due in such cases only after the built up area constructed on site as per tripartite agreement and the TDR generated thereon & claimed to be released together exceed the zonal permissible f.s.i.

The schemes in which reduced amount have been accepted should be reviewed and the full amount shall now be recovered with interest there on from the due date.

This circular shall come into operation with immediate effect.

Sd/  
Chief Executive Officer  
Slum Rehabilitation Authority

HOD meeting was held on 22<sup>nd</sup> March 2001 to discuss certain issues involving policy decisions. The issues were discussed at length and after deliberations, this circular is issued.

1. In the Annexure-II each City Survey Numbers, if the proposal includes more than one City Survey Number should be shown clearly in the Annexure. The City Survey Numbers should be shown prominently indicating the slum dwellers on that particular City Survey Number. The slum plan should clearly show the boundaries of the City Survey Number as well as the number of hutment's on the said CTS Number. If the Annexure-II runs into more than one page, each page should be signed and stamped by the Competent Authority.
2. After the receipt of the proposal the City Survey Number/Numbers included in the scheme should be inspected by an officer not below the rank of Assistant Engineer. During the site visit it should be specifically seen :
  - (i) Whether there are slums on the City Survey Number/Numbers in the scheme.
  - (ii) Extent upto which said City Survey Number is encumbered (say 10%, 15%, 20%, 25%, 30%,40%50%,70%,etc.)
  - (iii) Access to the plot, etc. The inspection note must mention the name and designation of the visiting officer and date of his visit. Inspection note of the Officer visiting the site should be invariably submitted to the concerned Executive Engineer. Specific mention of the site inspection note should be made in the scrutiny report of the proposal, along with comments.
3. Property Card must be checked properly and carefully to find out the ownership of the land. In case encumbered City Survey number belongs to Govt., MHADA, Municipal Corporation, Undertaking, agency of the State Government Department or any Government Department no objection certificate of the land owning Authority is necessary as per clause 2.8, Annexure –IV of DCR No. 33 (10). In order to bring more transparency in the process of obtaining NOC, it is hereby directed that a copy

of the LOI should be invariably sent with forwarding letter to the Land Owning Authority and acknowledgement thereof should be obtained and kept on record. Besides, a D. O. letter from the CEO/SRA or Secretary/ SRA should go to the Land Owning Authority informing about issuance of LOI and the requirement of NOC as per clause 2.8 D. O. letter should also mention specifically the provisions of the D. C. Regulations No. 33 (10) (2.8). If the land proposed to be included in the scheme is a Private land, a registered letter with A/D should be sent under the signature of Secretary stating that the proposal has been received by SRA containing his consent for redevelopment/ construction of accommodation of hutment/ pavement dwellers and he should be requested to reconfirm the same within 30 days failing which it will be presumed that he has reconfirmed it. An affidavit from the owner should be obtained that the title over the land is undisputed and there are no litigation pending in the court of law. Such an Affidavit should invariably accompany the proposal. The form of the said affidavit should be prescribed immediately by the DDTP in consultation with legal expert.

3. The Developers should be instructed to publish by way of advertisement in two daily newspapers about issue of LOI by SRA; more than 70% consent of slum dwellers and intention of Slum Rehabilitation on the particular CTS Number as per DCR 33 (10) and the notifications and orders issued by the Government from time to time as per proposal submitted by developer and Architect along with their full office address and telephone numbers. This condition should also be incorporated in the LOI and the developer should be asked to submit the proof of publication of such notice in the daily newspapers at the time of issue of LOI.

Sd/-

**Chief Executive Officer/SRA**

Copy to :-

- 1) F. C.
- 2) DDTP
- 3) Dy Collector
- 4) EE-I/ II/ III/ IV

## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्र. ५०

क्र.झोपुप्रा/विनि/अने.३/२००१/१५७५  
दिनांक : १८/०६/२००१

### विषय : जोडपत्र ३ च्या मंजूरीबाबत.

विकासक /वास्तुविशारद हे झोपडपट्टी पुनर्वसन योजनेअंतर्गत या कार्यालयाच्या अभियांत्रिकी विभागामार्फत जोडपत्र -३ च्या मंजूरीसाठी वित्त नियंत्रकांकडे प्रस्ताव सादर करतात. अशा प्रस्तावांची छाननी करतांना खालील बाबी निदर्शनास आलेल्या आहेत.

- १) जोडपत्र - ३ पूर्णपणे व योग्य रितीने भरलेले नसते. सोयीसाठी नाही/हो यापैकी एक खोडण्याची तसदी सुध्दा संबधित विकासक घेताना दिसत नाहीत.
- २) जोडपत्र - २ प्रमाणे किती झोपडयांच्या पुनर्वसनाचा प्रस्ताव आहे हे स्पष्ट लिहीलेले नसते.
- ३) आर्थिक क्षमता सिध्द होण्यासाठी आवश्यक असलेल्या २०% रक्कमेचा उल्लेख नसतो आणि ८०% रक्कम कशी उभारणार हे सुध्दा लिहीलेले नसते.
- ४) जोडपत्र - ३ विकासक/ वास्तुविशारद यांनी स्वाक्षरीत केलेले नसते.
- ५) आयकर विवरणपत्रे /ताळेबंद जोडले आहेत असे जोडपत्र - ३ मध्ये नमूद केलेले असते तथापि प्रत्यक्षात कागदपत्रे जोडलेलीच नसतात किंवा जुनी असतात.
- ६) विकासक /वास्तुविशारद यांचा पूर्ण पत्ता लिहीलेला नसतो. फर्मचे स्वरूप कित्येकदा विसंगत असते.
- ७) प्रस्तावासोबत जोडपत्र - ३ सादरच केलेले नसते.
- ८) जोडपत्र - ३ अभियांत्रिकी विभागामार्फत सादर केलेले नसते.

उपरोक्त प्रकारच्या त्रुटीमुळे या कार्यालयाचा नाहक पत्रव्यवहारात अमूल्य वेळ व स्टेशनरी,पोस्टेज इ.चा अनावश्यक खर्च होतो. त्यामुळे जोडपत्र - ३ सादर न करणे, ते विकासक/वास्तुविशारद यांनी स्वाक्षरीत न करणे आणि जोडपत्र - ३ मधील माहिती पूर्ण न लिहिणे अशा प्राथमिक स्वरूपाच्या उणीवा आढळून आल्यास अशा प्रकरणांची तांत्रिक छाननी तात्काळ थांबविण्यात येईल याची सर्व संबधित वास्तुविशारद व विकासकांनी नोंद घ्यावी.

सही/-  
वित्त नियंत्रक

प्रत :

- १) उप संचालक नगर रचना, (झो.पु.प्रा.),
- २) कार्यकारी अभियंता १, २, ३, ४, (झो.पु.प्रा.),
- ३) लेखा अधिकारी,
- ४) अभियांत्रिकी विभाग,
- ५) स्लम रिडेव्हलपर्स असोसिएशन ,
- ६) Practising Engineers Architects & Town Planners Association ,
- ७) मुख्य कार्यकारी अधिकारी यांचे स्वीय सहाय्यक,  
सचिव यांचे स्वीय सहाय्यक ,

# SLUM REHABILITATION AUTHORITY

Circular No.: -51

No.:SRA/FC/Deferment/ /2001

## CIRCULAR

**Sub:- Payment of Maintenance Deposit, Infrastructure charges and MRTTP charges to Slum Rehabilitation Authority and installment in payment Facility thereof.**

**Ref.: (1) Circular No.7 dated 25/11/97  
(2) Circular No 16 dated 3/8/98  
(3) Office order dated 23/7/2001  
No. SRA/ENG/667/L/PL/AO dated 16/7/2001**

The developers implementing Slum Rehabilitation Schemes are given facility in payment of (1) Maintenance Deposit and (2) Infrastructure development charges on the conditions prescribed in Circular No. 7 and Circular No. 16 under reference. However it has come to the notice that many developers are neither paying the deferred amounts to SRA nor interest on them in time leading to the conclusions that the facility given is being misused. Hence the Chief Executive Officer/SRA has taken decision of to offer the facility of deferment on Maintenance Deposit and Infrastructure development charges to the developers with immediate effect. The C.E.O/SRA further ordered to recover all outstanding payment of deferment amounts along with interest as and when developer applies for any paragraph numbered III is

Hence Circular No.7 dated 25/11/1997 and entire Circular No.16 dated 3/8/1998 and the provisions regarding deferment is all the circulars stand cancelled from the date of issue of this circular.

**Chief Executive Officer**

Copy to:

- (1) The Executive Engineer I, II, III & IV

They are instructed to inform the developers concerned to pay the deferred amounts together with the amount of interest their on immediately

Copy for information and necessary action if any to:

- (1) Secretary SRA
- (2) F.C SRA
- (3) Deputy Director of Town Planning, SRA
- (4) Deputy Collector. SRA
- (5) Accounts Officer, SRA
- (6) Slum Redevelopers Association
- (7) P.E.A.T.A

Notice Board for Display.

## SLUM REHABILITATION AUTHORITY

Corrigendum to Circular No. 4

No. SRA/CEO/

Sub : Approval of Slum Rehabilitation Scheme.

As per the present practice the approval of proposals of the Slum Rehabilitation Scheme is being carried out as per circulate No. 4, dtd. 27<sup>th</sup> August, 1997.

It has however been observed that pendency of proposal increases for want of certified Annexure-II from the Competent Authority and pending cases are piling up for this reason.

In order to facilitate the disposal of proposal it has been decided to modify the above circular No. 4, dtd. 27<sup>th</sup> August, 1997, slightly as below.

In order to facilitate the disposal it has also been decided that Architect/Developer or Society bearers may submit Annexure - II in duplicate, as prepared by them in the prescribed proforma signed by Owner/Developer/C.P./N.G.O., a copy of which will be forwarded to the Competent Authority who issues Annexure - II for getting it certified. The proposal will be scrutinized on the basis of Annexure - II submitted by the Architect. However, approval will be granted only after receipt of certified Annexure - II from the Competent Authority, in circular no. 4 is replaced by the para below.

The Architect/Developer or Society bearers should submit certified Annexure II with No Objection Certificate from concerned land owning authority as per the Notification No. Suvidha - 1294/CR-3582/Slum-I, dt. 26<sup>th</sup> March, 1998 for implementation of S.R.A. scheme at the time of submission of proposal.

This procedure will come in force immediately on issue of this circular.

Sd/- 24/10/01  
Chief Executive Officer  
Slum Rehabilitation Authority

Copy to :

-----

For information and necessary action please.

Dy. Director Town Planning  
Slum Rehabilitation Authority

## SLUM REHABILITATION AUTHORITY

No.SRA/Eng/2000.

5<sup>th</sup> floor, Griha Nirman Bhavan,

Bandra (E), Mumbai 400 051.

Date: 14/06/20002

**Circular No. 52**

### CIRCULAR

Sub : Statutory payment of Maintenance Deposit of RS. 20,000/- and Infrastructure Charges of Rs. 840/-

Ref : Circular No. 48 dtd. 13/02/2001.

The issue of recovery of infrastructure charges was examined with reference to the representation received from Slum Redevelopers Association for recovering infrastructure charges only after consumption of permissible Zonal FSI while recommending TDR, due to slack in the property market. After examining the issue in light of the provisions of clause 9.2 of Appendix-IV, DCR 33 (10), it has been decided that henceforth, the recovery of infrastructure charges shall be made after zonal permissible FSI is crossed, even in cases where TDR is claimed. In view of the above, modified procedure for recovery of infrastructure charges and maintenance deposit is laid down as under, in supersession to the circular no. 48 dtd. 13/02/2001 issued earlier.

1. Regarding Maintenance Deposit, the amount to be paid to SRA shall be as per clause 9.1 of Appendix-IV, DCR 33 (10) and the procedure of recovering the amount as laid down in circular no. 7 of 25/11/1997 will continue.
2. Regarding infrastructure charges, the amount to be paid to SRA shall be as per clause 9.2 of Appendix-IV to DCR 33 (10) and the procedure of recovering the amount shall be as per circular no. 7 of 25/11/1997. However, in cases where TDR is claimed, the recovery of full amount of Rs. 840/- sq. mt. shall be made only after zonal permissible FSI is crossed i.e. if

C:\mohit\SUREKHA\June 2002\Draft Circular.doc4



## SLUM REHABILITATION AUTHORITY

No.SRA/Eng/

The following order is issued with immediate effect.

The corrigendum to Circular No.4 issued under no. SRA/CEO/DC/223 dtd. 31/10/2001 shall be treated as cancelled.

This is issued with due approval of CEO (SRA).

D.D.T.P. (I/c)SRA

Copy to :

- 1) PA to CEO
- 2) PA to Secretary
- 3) Dy.Collector (SRA)
- 4) F.C.(SRA)
- 5) E.E.(SRA)I/II/III
- 6) Asstt. Registrar
- 7) Administration

## **SLUM REHABILITATION AUTHORITY**

Circular No. 53

No. SRA/ENG/9170/to 8 May 2003.  
5<sup>th</sup> Floor, Griha Nirman Bhavan,  
Bandra (E), Mumbai – 400 051.

### **C I R C U L A R**

Sub : Implementation of Provision 3.12 of DCR 33 (10).

As per the provision of clause 3.12 of modified D.C. Regulation 33 (10) Sanctioned on 15/10/1997, the minimum density of Rehabilitation Component on plot shall be 500 tenements / net hectare and if the number of tenements to be provide to existing eligible Slum dwellers is less than the minimum 500 tenements over free of cost to the Slum Rehabilitation Authority which shall use it for the purpose of transit or Project Affected Persons or pavement dwellers or eligible slum dwellers from other slums.

In view of the above provision, it is observed that in case of slums which are situated on part of a large plot owned by Government/ MCGM / MHADA or any other Government Authority, the entire such large plot is being undertaken for implementation of Slum Rehabilitation Scheme on the pretext that the said entire plot is censused or declared as slum and by offering necessary PAP tenements as per clause 3.12 of DCR 33 (10). It is felt that such a practice is causing sheer waste of FSI potential of the plot owned by public authority and giving unnecessary advantage of land potential to the private Developers who are developing such plots under Slum Rehabilitation Scheme.

The matter was therefore discussed in the Head of the Departments Meeting held on 28/04/2003 with CEO (SRA) when it was opined that necessary guidelines are required to be formulated to curb such practice.

It has been therefore decided that in case of lands belonging to Government /MCGM/MHADA or any other Government Authority, where density of existing slum is considerably less than 500 tenements / net hectare and where, by implementation of Slum Rehabilitation Scheme the no. of PAP tenements generated is large, in such cases as a rule, no. PAP tenements shall be restricted to 33% of total no. rehabilitation tenements required as per minimum tenement density of 500 tenements / net hectare. This will result in restricting the land area which is actually required for implementation of scheme with maximum 33% PAP tenements of total rhab. Tenements, thereby saving of land. Such surplus land which is cleared, shall be carved out and handed over to the land owning authority in vacant form, at the completion stage of the scheme.

However, in certain specific cases where such un-encumbered portion of larger plot can not be carved out due to peculiar site conditions like scattered slum structures, site having physical constraints on development, etc., the above restriction may be relaxed on merits by taking special sanction from CEO (SRA) in such individual cases.

The above decision shall be implemented with immediate effect.

Chief Executive Officer

परिपत्रक क्रं. ५४

झोपडपट्टी पुनर्वसन प्राधिकरण

क्रमांक : झोपुप्रा/मुकाअ/परिपत्रक/स.समा/२००३/५०

गृहनिर्माण भवन, ५ वा माळा,

बांद्रा-पूर्व, मुंबई-४०० ०५१.

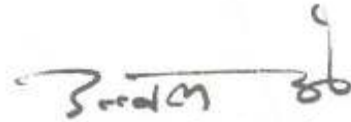
दिनांक : २५/०८/२००३

प रि प त्र क

विषय : सहयोगी सभासदत्वाबाबत.

महाराष्ट्र सहकारी संस्था अधिनियमातील तरतूदी नूसार कोणत्याही व्यक्तीस नाममात्र सदस्य, सहयोगी सदस्य किंवा हितैषी सदस्य म्हणून दाखल करून घेण्यास परवानगी आहे.

झोपडपट्टी पुनर्वसन योजनेतर्गत परिशिष्ट-२ मधील पात्र सभासदच फक्त सदनिका मिळण्यास पात्र असल्याने परिशिष्ट-२ मध्ये समाविष्ट नसलेल्या व्यक्तीचा संस्थेच्या कारभारात भाग घेणे/ हस्तक्षेप करणे उचित नाही. त्यामुळे या योजनेच्या मूळ उद्देशासच बाधा येण्याची शक्यता असल्याने ज्या व्यक्तीचे नाव परिशिष्ट-२ मध्ये नाही अशा व्यक्तीस सहयोगी सभासद करून घेण्यापूर्वी या झोपडपट्टी पुनर्वसन प्राधिकरणाची पूर्व परवानगी घेणे आवश्यक आहे. सदर सूचनांचे काटेकोरपणे पालन करावे. तसेच ज्या संस्थांच्या उपविधीत अशी तरतूद नसेल, त्या संस्थांनी अशी तरतूद करून योग्य ती पोटनियम दुरुस्ती करून तसा प्रस्ताव मान्यतेसाठी प्राधिकरणाकडे तात्काळ पाठवावा.



मुख्य कार्यकारी अधिकारी,  
झोपडपट्टी पुनर्वसन प्राधिकरण

## झोपडपट्टी पुनर्वसन प्राधिकरण

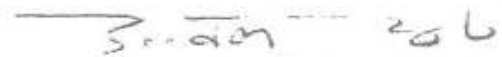
परिपत्रक क्र. ५५

जा.क्र./झांपुप्रा/मुकाअ/परिपत्रक/गाळर सोडत/६५५/सन २००३  
मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन  
प्राधिकरण, मुंबई यांचे कार्यालय, ५ वा माळा गृहनिर्माण भवन,  
कलानगर, बांद्रा (पूर्व), मुंबई - ४०० ०५१.  
दिनांक : ०५ / ०९ / २००३.

### प रि प त्र क

विषय :- लॉटरी पध्दतीने गाळ्यांचे वितरण करण्याबाबत...

झोपडपट्टी पुनर्वसन योजनेतील पात्र झोपडीधारकांना गाळ्यांचे वितरण करतांना शारिरिकदृष्ट्या अपंग व्यक्ती किंवा महिला कुटुंबप्रमुख असलेली कुटुंबे अशांना प्रथम प्राधान्याने गाळ्यांचे वितरण करण्यांत यावे असे झोपडपट्टी पुनर्वसन मार्गदर्शिकेमध्ये नमूद केलंलं आहे. तथापि अनेक योजनांमध्ये संस्थेचे पदाधिकारी संस्थेच्या संचालक मंडळासाठी २० % सदनिका, ६० वर्षावरील झोपडीधारक तसेच आजारी झोपडी धारक यांना प्राधान्याने गाळ्यांचे वाटप करत असल्याचे निदर्शनास आले आहे. त्यामुळे गाळ्यांचे वितरण झाल्यानंतर या कार्यालयाकडे अनेक तक्रारी प्राप्त होतात. म्हणून झोपडपट्टी पुनर्वसन योजनेनुसार पात्र झोपडीधारकांना सोडतीद्वारे करण्यांत येणारं गाळ्यांचे वितरण झोपडपट्टी पुनर्वसन प्राधिकरणाचे मार्गदर्शिके मुचनानुसार होणे अत्यावश्यक आहे. त्यासाठी पात्र झोपडीधारकांना गाळ्यांचे वितरण करण्यासाठी सोडत काढतांना ती झोपडपट्टी पुनर्वसन प्राधिकरणामधील सहकार कक्षातील प्रतिनिधीच्या उपस्थितीत काढावी व इमारतीला वापर परवाना देतांना अभियांत्रिकी शाखेने संबंधित सोडत सहकार कक्षाच्या प्रतिनिधीच्या उपस्थितीत झालेली आहे. याविषयी खात्री करूनच इमारत वापर परवाना / भांगवटा प्रमाणपत्र (Occupation Certificate) द्यावे.



मुख्य कार्यकारी अधिकारी,  
झोपडपट्टी पुनर्वसन प्राधिकरण, मुंबई.

# SLUM REHABILITATION AUTHORITY

Circular No.: 56

No.:SRA/FC/Deferment/ 1089/2003

Date : 23/10/2003

## CIRCULAR

**Sub:- Payment of Maintenance Deposit,Infrastructure Charges and MRTP Charges to Slum Rehabilitation Authority and installment in payment Facility thereof.**

**Ref.:** (1) Circular No.7 dated 25/11/97  
(2) Circular No 16 dated 3/8/98

The developers implementing Slum Rehabilitation Scheme are given facility of deferment in payment of (1) Maintenance Deposit (2) Infrastructure Charges and (3) M.R.T.P. charges vide circular No. 7 dtd. 25/11/1997 and circular No. 16 dtd. 3/8/1998 under reference to save them from the crunch of liquidity faced by them because of slack financial condition of the real estate market. According to the circular No. 16 the developers are required to deposit the interest amount in advance on expiry of the given period of deferment . However, it has come to notice that many of the developers availing this facility are neither paying the deferred amount nor the interest on it.

As an endaeavour to speed up the recovery, all Execuvtive Engineers are instructed that all cases in which deferment in payment is being granted to a developer, should be routed through the Finance Controller so that the accuracy of outstanding and recoveries are ascertained before the file is put up to the Chief Executive Officer for orders.

Finance Controller is further instructed to maintain the headwise details of amount so deferred and head wise details of interest in the enclosed format . He should keep a close watch and issue demand letters to the defaulting developers immediately. It is further directed that before giving any technical permission / sanction/ concession to any developer all the Executive Engineers should ensure from office of the Finance Controller that there are no outstanding dues recoverable from such developer in respect of his S.R. scheme in question.

Orders issued under this circular be scrupulously observed.

This circular is made effective from the date of issue.

**Chief Executive Officer**

Encl : 1

## SLUM REHABILITATION AUTHORITY

Format A : Watching the recovery of amounts due from the developers for deferred payments.

5. File No. of Eng. Section
6. File No. of Finance Section

1. Name of the Developer
2. Name of the Architect
3. C.T.S. No.
4. Name of the Society

Type of Charges	Basis of Calculation		No of Inst.	Amount Due	Due Date	Amount paid		Period of Deferral	Int Due	Int. Paid		Date of Remin-der	Remi rks
	Basis	Type				Rate	Amt.			Draft No.	Date		
Maintenance Deposit @ Rs. 20,000/- per tenement	Number of Rehab Tenements	Resi. Comm. Ind.	I										
Maintenance Deposit @ Rs. 20,000/-per tenement	Number of Rehab Tenements	Resi. Comm. Ind.	II										
Infrastructural development charges @ Rs.840/- per sq.m.	Additional F.S.I.	Resi. Comm. Ind	I										
Infrastructural development charges @ Rs. 840/- per sq.m.	Additional F.S.I.	Resi. Comm. Ind-	II										
M.R.T.P. Charges under Section124of M.R.T.P. Act	Plot Area	Resi. Comm. Ind-	I										
M.R.T.P. Charges under Section124of M.R.T.P. Act	Plot Area	Resi. Comm. Ind-	II										

Signature of Finance Controller

## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्रमांक : ५७

क्रमांक : झोपुप्रा/मुकाअ/परि/सह.नो./सन २००३/८३

गृहनिर्माण भवन, ५ वा माळा,

बांद्रा-पूर्व, मुंबई-४०० ०५१.

दिनांक : १५/१२/२००३

### प रि प त्र क

विषय : झोपडपट्टी पुनर्वसन योजनेतर्गत सहकारी गृहनिर्माण संस्थांच्या नोंदणीबाबत.

या कार्यालयाच्या दिनांक १८.९.२००३ चा (इंग्रजी) परिपत्रकीय सूचनेनुसार (C.C.) बांधकाम परवानगी मिळाल्यावर झोपडपट्टी धारकांच्या सहकारी गृहनिर्माण संस्था नोंदविण्यास परवानगी देण्यात आलेली आहे.

तथापि, या कार्यालयाच्या असे निदर्शनास आले आहे की, अशी परवानगी मिळालेवर देखील मुख्य प्रवर्तक/विकासक सहकारी गृहनिर्माण संस्थांची नोंदणी करण्यास टाळाटाळ करीत असतात.

या कार्यालयात प्राप्त तक्रारीचे स्वरूप पहाता उदा.पात्र झोपडीधारकांना संक्रमण शिबीरात पर्यायी संकुल उपलब्ध करून न देणे, पात्र असूनही सभासद करून न घेणे, लॉटरी पध्दतीने सदनिकांचे वाटप न करणे, हिशोबाची पत्रके उपलब्ध करून न देणे इत्यादि तक्रारी बाबतीत जर संस्था नोंदणी झालेली नसल्याने कायदेशिर कारवाई करणे या कार्यालयास शक्य हात नाही. सदरची अडचण विचारात घेता अभियांत्रिकी विभागास खालील सूचना देणे आवश्यक आहे -

१. नियोजित संस्थेच्या प्राथमिक बांधकामाविषयीच्या योजनेला उदा.एल.ओ.आय. ला मंजूरी देतांना त्या नियोजित संस्थेचे नांव आरक्षण करून बँकेत खाते उघडून घेणे आवश्यक आहे
२. ज्या संस्थांना बांधकामास परवानगी (C.C. upto plinth level) देण्यात आली आहे अशा नियोजित संस्थांनी एक महिन्यात संस्थेची नोंदणी करून घेणे मुख्य प्रवर्तकावर बंधनकारक राहिल.



३. यापूर्वीच जर बांधकामास परवानगी दिली असेल तर त्यांना पुढील बांधकामाची परवानगी देतांना (C.C.above plinth level) संस्था नोंदणी करून घेणे बंधनकारक राहिल. तसेच ज्या संस्थांना चौथ-याच्या पुढील बांधकामास परवानगी दिली असेल (C.C.above plinth level) अशा नियोजित संस्थांनी उपरोक्त परवानगी मिळाल्यानंतर १५ दिवसांत संस्थेची नोंदणी करून घ्यावी.
४. ज्या प्रकरणात वरील परवानग्या देण्यात आलेल्या आहेत अशा प्रकरणात नोंदणी झालेशिवाय (O.C.) इमारत वापराचा परवाना देण्यात येवू नये.

तसेच सहकारी गृहनिर्माण संस्थांची नोंदणी जर म्हाडा किंवा इतर विभागात (वार्डात) झालेली असेल व त्या संस्थेने नंतर झोपडपट्टी पुनर्वसन योजना स्विकारली असेल तर त्या संस्थेच्या बांधकामाविषयीच्या योजनेला मंजूरी देतांना उदा.एल.ओ.आय.,आय.ओ.डी. त्या सर्व संस्थांची नोंदणी केव्हा झाली व कोणत्या विभागात करण्यात आलेली आहे, सभासदांची यादी,परिशिष्ट-२ ची यादी संस्थेच्या पदाधिका-यांनी/विकासकाने सहकार कक्षास देणे सक्तीचे आहे. त्याशिवाय अभियांत्रिकी विभागाने संबंधीत संस्थेच्या योजनेस मंजूरी देऊ नये.

मुख्य कार्यकारी अधिकारी,  
झो.पु.प्राधिकरण,मुंबई.

# SLUM REHABILITATION AUTHORITY

**Circular No. 58**

**No. SRA/CTSO/Certified copies/2003.**

**Date : 15/12/2003**

## **CIRCULAR**

**Sub :** Providing required information about the S. R. Scheme to the eligible slum dweller members of society, by society / developer.

It is observed that, information regarding S. R. Schemes are not being made available by the societies/ developers to the individual member of the slum dwellers society, while implementing the scheme. Since the beneficiaries of the S. R. Schemes are basically eligible slum dwellers, it is necessary to provide the required information i.e. Annexure - II, approved plans etc. to them from time to time. In fact, it is slum dweller's right to get such information as the scheme is basically formulated for them.

In view of above, all the Co-Op. HSg. Societies (proposed or registered) of the slum dwellers and developers are hereby directed as under :-

1. According to section 32 of Maharashtra Co - operative Societies Act 1960 & Rule 27 of Maharashtra C- Operative Societies Rule 1961, It is binding on Co -operative Housing Society to provide inspection of necessary information to their members but it is found that the societies are not providing required information to their members. For that information, members of societies are appealing to SRA & Government. It is directed that the Co - Operative Housing Societies must provide required documents to their members, failing which, concerned society is liable for action under Maharashtra Co - operative Societies Act 1960 & Rule 1961.

2. The developer for implementation of the scheme is appointed by the society of the slum dwellers and he is duty bound to work in the interest of the society and provide required information to the society.

All the developers of S. R. Scheme are hereby directed to provide necessary information to the society about implementation of the scheme viz. making available to them all Annexure - II, approved plan of the scheme, expected date of completion of the particular phase of construction and also entire project. The society in turn shall provide such information to their members.

Failure on the part of developer in following, above directions shall amount to breach of condition of the development permission and shall be liable for action under provision of the M. R. & T. P. Act and other laws and such action may include cancellation of LOI.

**Chief Executive Officer**

**Copy to :-**

- 1) All Societies**
- 2) All Developers**

## झोपडपट्टी पुनर्वसन प्राधिकरण

परीपत्रक क्रमांक - ११

जा.क्र. झोपुप्रा/मुकाज/पारिपत्रक/२००४

गृहनिर्माण भवन, ५ वा मजला,

वांद्रे (पूर्व), मुंबई - ४०० ०५१.

दिनांक - ०१.०१.२००४

### परिपत्रक

असे निदर्शनास आले आहे की, बहुवंशी झोपडपट्टी पुनर्वसन सहकारी संस्था त्यांच्या सभासदांना संस्थेच्या चालू असलेल्या गतीविधीविषयी यांग्य ती माहिती देत नाहीत. तसेच संस्थेच्या सभासदांना पुनर्वसनाचा एकंदरीत आराखडा परिशिष्ट - २ व सभासदांना पुरविण्यात येणा-या संक्रमण शिबिराची अधिकृतपणे माहिती पुरवली जात नाही असेही निदर्शनास आलेले आहे. झोपडपट्टी पुनर्वसन प्राधिकरणामार्फत राबविण्यात येणा-या योजनेच्या बाबतीत सभासद व नागरीकांना पूर्ण माहिती व पारदर्शकता असणे आवश्यक आहे..

वरील सर्व बाबींचा सारासार विचार करून खालीलप्रमाणे निर्देश देण्यात येत आहेत.

- १) सहकारी संस्थेच्या सर्व सभासदांची दर तीन महिन्यातून एकदा विशेष सर्वसाधारण सभा बोलविण्यात यावी.
- २) या सभेस खास आमंत्रित म्हणून कार्यकारी अभियंता/झोपुप्रा / त्यांचे प्रतिनिधी , सहाय्यक निबंधक सहकारी संस्था/त्यांचे प्रतिनिधी, उपजिल्हाधिकारी / झोपुप्रा/ त्यांचे प्रतिनिधी, विकासक/वास्तुविशारद यांना आमंत्रित करण्यात यावे.
- ३) सदरील सभेमध्ये प्रस्तावित योजनेची सर्व माहिती सर्व सभासदांना पुरविणे संस्थेस/ विकासकास बंधनकारक राहिल.
- ४) सभेच्या स्थळी परिशिष्ट -२, पुनर्वसनाच्या योजनेचा आराखडा व इतर संबंधित कागदपत्रे सभासदांच्या निरीक्षणासाठी हजर ठेवावीत.
- ५) कार्यान्वित योजनेच्या आराखडयातून काही बदल करावयाचे असल्यास सदर खास सभेची मंजूरी आवश्यक राहिल. सदर दुरुस्ती बाबतचा ठराव खास सभेने मंजूर केल्यानंतरच प्राधिकरणामार्फत पुढील मंजूरी प्रदानाची कारवाई करण्यात येईल.
- ६) सभेमध्ये उपस्थित होणा-या शकेचे निरसन येथेच संबंधित अधिकारी/विकासक संस्था यांनी करावे. याबाबत वरील पातळीवरून मार्गदर्शन /कार्यवाहीची आवश्यकता असल्यास त्याप्रमाणे अहवाल सादर करावा.
- ७) सदरील सभेचे इतिवृत्त संबंधित सहकारी संस्थेच्या सचिवांनी ठेवावे व त्याच्या प्रती मा. मुख्य कार्यकारी अधिकारी यांना अवलोकनार्थ सादर कराव्यात.

- ८) माहे. जानेवारी २००४ ते माहे. मार्च २००४ या कालावधीतील सर्व सहकारी संस्थांची (ज्यांचे पुनर्वसन प्रस्ताव कार्यान्वित आहेत) विशेष सभा सर्व संबंधितांनी मार्च २००४ पूर्वी घेऊन कार्यपूर्तीचा अहवाल सादर करावा.
- ९) सदर परिपत्रकाचे सर्व संबंधितांनी काटेकोरपणे पालन करावे. सदरील परिपत्रकाचे पालन न केल्यास संबंधित संस्था/कर्मचारी तसेच विकासका विरुद्ध नियमानुसार कार्यवाही केली जाईल याची नोंद घ्यावी.

मा. मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण

## झोपडपट्टी पुनर्वसन प्राधिकरण

परीपत्रक क्रमांक - ६०

जा.क्र. झोपुप्रा/मुकाअ/परिपत्रक/२००४

गृहनिर्माण भवन, ५ वा मजला,

वांद्रे (पूर्व), मुंबई - ४०० ०५१.

दिनांक - ०१.०१.२००४

### परिपत्रक

झोपडपट्टी पुनर्वसन प्राधिकरणांतर्गत झोपडपट्टी पुनर्विकासाचे अनेक प्रकल्प राबविण्यात येत आहेत. या प्रकल्पाशी संबंधित कामाचे गुणवत्तेबाबत तक्रारी प्राधिकरणास प्राप्त होत आहेत. प्राधिकरणाकडे उपलब्ध असलेला तांत्रिक कर्मचारी वर्ग अपुरा असल्याने या तक्रारींकडे लक्ष देण्यास विलंब होतो. परीणामी योग्यवेळी तक्रारींचे निराकरण न झाल्याने संबंधित प्रकल्पाचे लाभार्थी / तक्रारदार यांचे मनामध्ये गोंधळ निर्माण होऊन प्राधिकरणाची प्रतिमा मलिन होते. सदर बाबींवर विचार करून वरील तक्रारींची योग्य वेळी सोडवणूक करण्यासाठी गुणवत्ता नियंत्रण कक्ष स्थापन करण्याचा निर्णय घेण्यात येत आहे.

सदर गुणवत्ता नियंत्रण कक्षाचे प्रमुख म्हणून कार्यकारी अभियंता (गुणवत्ता नियंत्रण कक्ष) हे काम पाहतील त्यांचे मदतीस पुरेसा कर्मचारी वर्ग वेळोवेळी देण्यात येईल. सदरील गुणवत्ता नियंत्रण कक्षामार्फत दरमहा कार्यान्वित प्रकल्पांना भेटी देऊन गुणवत्ता विषयक बाबींची तपासणी करून व्यापक अहवाल मुख्य कार्यकारी अधिकारी यांना सादर करतील.

कार्यकारी अभियंता (गुणवत्ता नियंत्रण कक्ष ) हे आपल्या अहवालात कारवाईयोग्य शिफारशी बाबत सुस्पष्टपणे सूचना/दुरुस्ती सुचवतील.

सदरील आदेश हे दिनांक ०१.०१.२००४ पासून अमलात येतील.

मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण

# झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्र. ६१

क्र. झोपुप्रा/अभि/  
५वा मजला, गृहनिर्माण भवन,  
वांद्रे (पूर्व), मुंबई : ४०० ०५१.

दिनांक : १२/०१/२००४

वाचा : परिपत्रक क्रमांक नं. १५/झोपुप्रा/सचिव/१४१/२००३ दिनांक ०२/१२/२००३.  
परिपत्रक क्रमांक नं. /झोपुप्रा/सचिव/६४/२००३ दिनांक ०६/१२/२००३.

## परिपत्रक

वरील निर्गमित करण्यात आलेल्या परिपत्रकात अंशतः फेरफार करून खालील प्रमाणे आदेश निर्गमित करण्यात येत आहेत.

झोपडपट्टी पुनर्वसन योजनेअंतर्गतचा नविन प्रस्ताव स्वीकृत करताना संबंधीत अभियंत्यांनी आवश्यक दस्त ऐवज / कागदपत्र यांची तपासणी करून छाननी शुल्क स्वीकारण्याबाबत त्यांचे अभिप्राय नोंदवून कागदपत्र जनसंपर्क कक्षाकडे पाठविण्यात यावीत. जनसंपर्क विभागाने त्यांची नोंदणी करून संबंधितास स्वीकृती द्यावी व तदनंतर कागदपत्र अभियांत्रिकी विभागाकडे छाननी शुल्क स्वीकृतीसाठी पाठविण्यात यावे.

अभियांत्रिकी विभागाने परिशिष्ट - २ उपजिल्हाधिकारी विभागाकडे व परिशिष्ट - ३ वित्त नियंत्रक विभागाकडे पुढील कार्यवाहीसाठी पाठवावीत व परिशिष्ट - १ सह अभियांत्रिकीच्या प्रस्तावावर छाननी करण्यात यावी.

एल.ओ.आय. मु. का. अ. (झोपुप्रा) यांच्या मंजूरीसाठी सादर करण्यापूर्वी परिपत्रक - १५ मधील आदेशाप्रमाणे सचिव (झोपुप्रा) ह्यांच्या आदेशासाठी सादर करावेत.

वरील आदेश मा. मुख्य कार्यकारी अधिकारी (झोपुप्रा) यांच्या मान्यतेने निर्गमित करण्यात येत असून सादर आदेश तत्काळ अंमलात येत आहेत.

सचिव  
झोपडपट्टी पुनर्वसन प्राधिकरण

## SLUM REHABILITATION AUTHORITY

SRA/CEO/ 184/04/Admn.  
5<sup>th</sup> Floor, Griha Nirman Bhavan,  
Bandra (E), Mumbai - 400 051.

Date 1 APR 2004

### CIRCULAR - 62

**Subject :** Measurement and Demarcation of the land which is to be conveyed to SRA under Slum Rehabilitation Scheme under Clause 3.11 read with 3.5 and 3.19 of Appendix IV to regulation 33 (10) of Development Control Regulation.

Slum Rehabilitation Schemes under clause 3.11 read with 3.5 and 3.19 of Appendix IV to regulation No.33 (10) of Development Control Regulation are being sanctioned by the Slum Rehabilitation Authority.

It is ordered that conveyance of lands under clause 3.11 should be executed only after the land is measured and demarcated.

  
Chief Executive Officer  
Slum Rehabilitation Authority



# Slum Rehabilitation Authority

No. SRA/Eng/715

dt. 25 MAY 2004.

**Circular No. : 63,**

• **Sub : Enhancement of Development Charges.**

Ref : Che/Gen-310/DPC dtd. 01/08/2003.

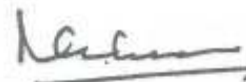
The Government has sanctioned for the increase of development charges vide Govt. order dtd. 19/08/2003 under No. TPB-4303/819/CR - 115/2003/UD-11 and Municipal Corporation of Greater Mumbai also increased the development charges area under jurisdiction of M.C.G.M. vide their circular under reference.

The increased development charges are as shown below :

Sr. No. 1	Areas 2	Nature and particulars of development 3	Charged at present 4	Proposed to be charged 5
1	Area under the jurisdiction of the Municipal Corporation of Brihan Mumbai constituted under the Mumbai Municipal Corporation Act	[a] Development of land for residential or institutional use, not involving any building or construction operations.	Rs. 40	Rs. 50
		[b] Development of land for residential or institutional use involving only building or construction operations.	100	125
		[i] Where development charge under clause (a) has been paid. [ii] Where development charge under clause (a) is not required to be paid as the land has been developed before the commencement of the Maharashtra Regional and Town Planning	100	125

	(Amendment) Act, 1992. [c] Development of land for residential or institutional use also involving building or construction operations, [i] for development [ii] for construction	40-50 100	50 125
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On the basis of circular issued by Municipal Corporation of Greater Mumbai, Slum Rehabilitation Authority has decided to increase development charges under the jurisdiction for Slum Rehabilitation Authority w.e.f. 19/07/2003.

  
24/10/04  
 Executive Engineer - I  
 Slum Rehabilitation Authority



**Slum Rehabilitation Authority**

5th Floor, Griha Nirman Bhavan,

Bandra (East), Mumbai 400 051, Fax: 022-26590457

Tel: 022-26590519 / 0405 / 1879 / 0993

E-mail: info@sra.gov.in

SRA/Admn/Circular No.64/569/2004

Date :14/10/2004.

**CIRCULAR NO.64**

**Sub.: Transparency in the implementation of  
Slum Rehabilitation Scheme- Mandatory  
requirements of the developers.**

**PUTTING UP OFF BI-LINGUAL SIGN BOARDS  
ON SITE AND PAINTING OF SRA LOGO ON  
REHABILITATION BUILDINGS.**

The Slum Rehabilitation Scheme functions by means of cross subsidization of rehabilitation tenements allowed to be sold by the developers. The cost is recovered by the developers through the sale component allowed to them. The scheme has been operationalized since Oct'1996.

Inspite of this it is noticed that there is very little awareness in the general public regarding the buildings constructed under the Slum Rehabilitation Schemes. This may result in the misuse of the scheme in terms of sale of rehabilitation tenements. It was also under consideration of SRA that there should be a Logo of SRA over the buildings which are constructed under Slum Rehabilitation Schemes.

After consideration of the above facts, Slum Rehabilitation Authority has now made it mandatory for the developers to put up a sign board in Marathi and English on the site along with SRA logo to

**PTO.....**

be painted on the Rehabilitation Buildings. A copy of the mater to be included in the sign boards is attached herewith as **Annexure-'A' & 'B'**. The specifications of the said Sign Boards are given herewith as **Annexure 'C'**. The dimension design and colour specifications of the SRA logo are given here with as **Annexure 'D'**. These will be entirely at the cost of the developer.

It is directed that all developers should put up the said sign boards and paint the logo as outlined above within four months. Those who fail to comply with the said requirements shall be charged a penalty of 50,000/- per building per month w.e.f. 01.03.05. Further lapses on their part shall entail such further penalties as decided by CEO, SRA.

  
**Chief Executive Officer**  
**Slum Rehabilitation Authority**

Encl.: 04

- C.C to :
1. Dy.Collr.
  2. Chief Executive Engineer
  3. E.E.-III
  4. E.E-II
  5. Legal Adviser
  6. Assistant Registrar of Co-operative Society.
  7. All Officers/Staff members
  8. P.A. to F.C
  9. P.A. to Secretary
  10. P.A. to CEO
  11. Administration Section- Select File

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12. All developers having project/s with Slum Rehabilitation Authority in person/through respective Architect/by courier.

# सावधान

झोपडपट्टी पुनर्वसन योजनेअंतर्गत निवासी /अनिवासी पुनर्वसन गाळयांच्या विक्रीस/हस्तांतरणास गाळेवाटप झाल्यापासून भोगवटा पत्र निर्गमित झाल्यापासून १० वर्षापर्यंत बंदी आहे. याचे उल्लंघन झालेचे आढळल्यास भोगवटादाराला निष्कासित करण्यात येईल व गाळयाचा ताबा झोपडपट्टी पुनर्वसन प्राधिकरणाकडे घेण्यात येईल.

तथापि, वरील निर्बंध हे झोपडपट्टी पुनर्वसन योजनेअंतर्गत विक्रीसाठी बांधण्यात आलेल्या निवासी / अनिवासी सदनिकांसाठी / गाळयांसाठी लागू नाहीत. खरेदीपूर्वी आपण खरेदी करित असलेली सदनिका / गाळे हे खुल्या बाजारातील विक्रीसाठी बांधण्यात आल्याची खातरजमा झोपडपट्टी पुनर्वसन प्राधिकरणाने मंजूर केलेल्या नकाशात करू शकता.

**अधिक माहितीसाठी संपर्क साधा :-**

कार्यकारी अभियंता - ३ (समन्वय)

झोपडपट्टी पुनर्वसन प्राधिकरण,

५वा मजला, गृहनिर्माण भवन,

बांद्रे (पूर्व), मुंबई : ४०० ०५१.

दूरध्वनी क्र. २६५९ ०९ ९३ , २६५९ ०५ ९९

# CAUTION

**Sale/transfer** (of residential/non-residential rehabilitation tenements· SRA) are restricted for ten years from the date of allotment/occupation.

However, there is no restriction on sale of residential/non-residential flats constructed for sale under the Slum Rehabilitation Scheme. Prospective buyers may apprise themselves from the plans approved by SRA that the flat they intend to buy is constructed for sale in the open market.

For details please contact: -

Executive Engineer -- III (Co-ordination)

SRA, 5<sup>th</sup> floor, Griha Nirman Bhavan,

Bandra (East), Mumbai 400 051.

Telephone :- 26590993/26590519

## Annexure 'C'

### SIGNBOARD FRAME, PRINTING AND MEDIA

Front lit notice board Signs in multicolor flat bed printing with 2 color SRA logo using sericol (NA/UV) ink on 3 mm double side laminated weather proof off white matt finish bakelite rigid sheet suitable for outdoor Sign and display application. The printed Signboard to be assembled as under:

Size of the Signboard should be 48" in width and 33" in height.

Side poles: 10' height 1.5"\*1.5" (4 mm thickness) m.s. square pipe 2 nos having 2 nos. 6"\*6" square m. s. plates in 2 mm thickness duly welded for ground fixing in M15 grade of concrete for proper stability. Only ISI mark electrodes to be used for welding purpose.

1"\*1" (5 mm thickness) m. s. angle framing having 25 mm depth in size of 14"\*32" complete with inside frame 75"\*75" with 2 nos support bars of the same thickness for proper support complete with 18 gauge backsheet with protection hood for rain water in size 48"\*4" duly welded for all sides.

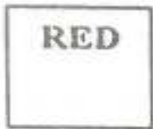
2 nos 1"\*1" m s angle (cross bars) having 3 mm thickness to be provided on both side of the poles for stability of the Signboard.

The entire m s structure after cleaning and rubbing with sand paper is to be treated with 2 coats of anti-rust and 2 coats of black paint of a reputed manufacturer.

## DESCRIPTIVE DETAILS

The upper triangles con-joined together are red in colour and lower triangles are blue in colour. The colour percentage is as follows :

in RGB



R - 215  
G - 35  
B - 30

R - 25  
G - 25  
B - 150

in CMYK



C - 0  
M - 100  
Y - 100  
K - 0

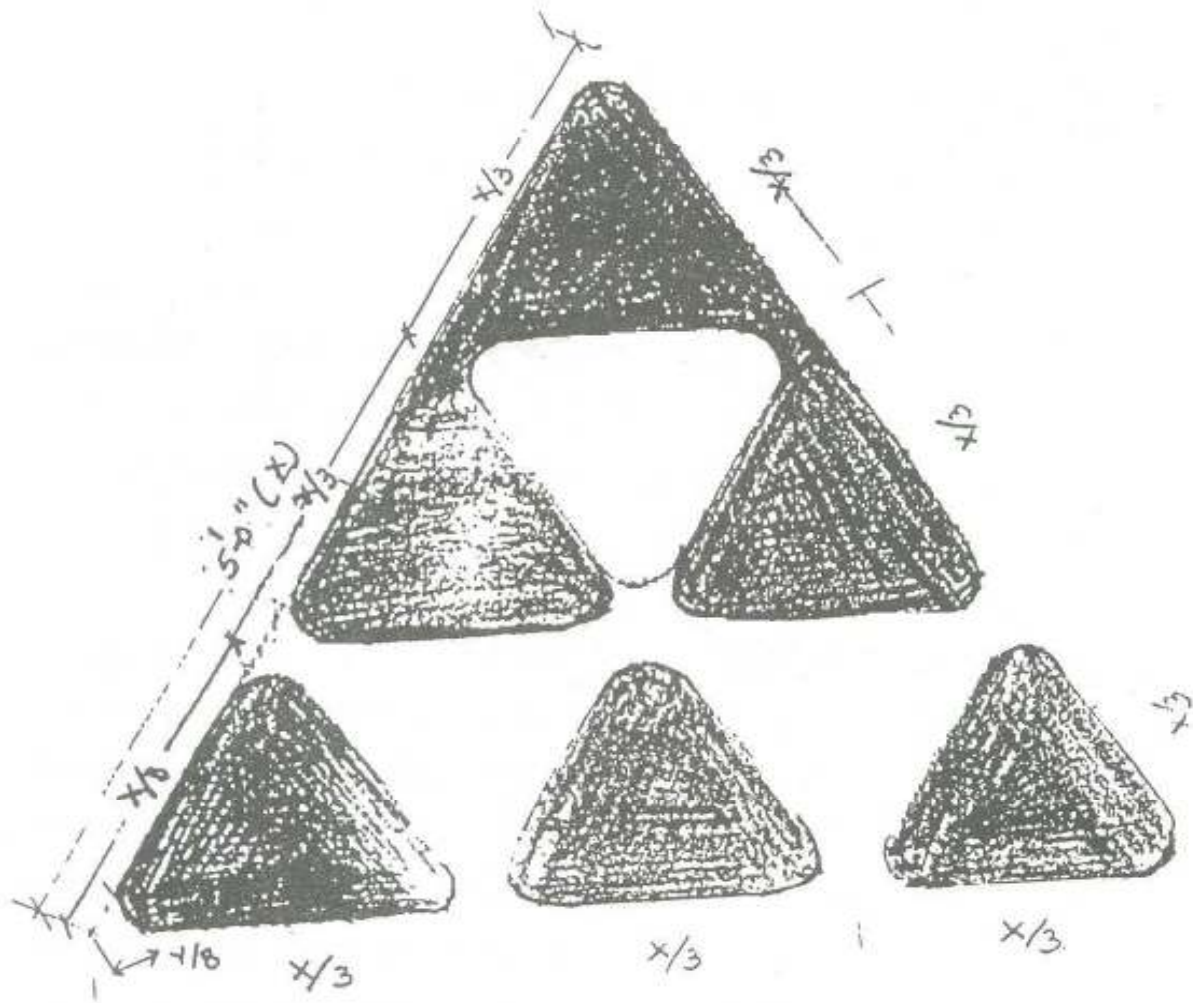
C - 100  
M - 100  
Y - 0  
K - 0

The actual copy of the same is available in the SRA office for perusal. The logo is to be painted on the highest point in the building towards the road side. The factor governing the same is High visibility of the logo in the vicinity of the building.



A NEXURE -D

DIMENSIONS OF S.A.A. LOGO



$x/3 = \gamma$

$x = 5/8 - 00$



## झोपडपट्टी पुनर्वसन प्राधिकरण

५ वा मजला, गृहनिर्माण भवन,

वांद्रे (पूर्व), मुंबई - ५१. फॅक्स: ९१-२२-२६५९०४५७

दूरध्वनी: ०२२-२६५९०५१९/०४०५/१८७९/०९९३

Email: info@sra.gov.in

क्र.झोपुप्रा/मुकाअ/परिशिष्ट-२/२००४/५०५

दिनांक : 9 SEP 2004

### परिपत्रक - ६५

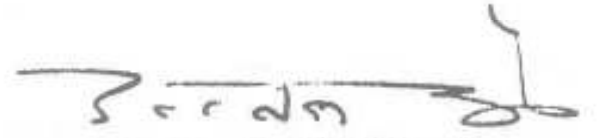
विषय : परिशिष्ट-२ चा प्रस्ताव विहित नमुन्यात पाठविणे बाबत.

शासन गृहनिर्माण विभाग मंत्रालय मुंबई यांचे कडिल अधिसूचना क्रमांक-सुविधा-१०२०/प्र.क्र.३७५/झोपसू-१ दिनांक २५.१०.२००१ अन्वये, महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण, ब्रह्ममुंबई महानगर पालीका व त्यांचे नियंत्रणा खालील सहाय्यक आयुक्त महापालिका विभाग, अपर जिल्हाधिकारी, (अति/निष्क) मुंबई शहर, अपर जिल्हाधिकारी (अति/निष्का) मुंबई पश्चिम उपनगरे व अपर जिल्हाधिकारी (अति/निष्का) मुंबई पूर्व उपनगरे व त्यांचे अधिपत्याखालील उपजिल्हाधिकारी (अति/निष्का) यांना, महाराष्ट्र झोपडपट्टी (सुधारणा, निर्मुलन व पुनर्विकास) अधिकनयम १९७१ चे कलम ३ उपकलम-१ मधील तरतूदी नुसार सक्षम प्राधिकारी म्हणून घोषित करणेत आलेले आहे.

वरिल अधिसूचने नुसार सक्षम प्राधिकारी त्यांचे मालकिच्या मिळकती वरिल गलीछ वरतीचे पुनर्वसन करणेसाठी परिशिष्ट-२ तयार करून झोपडपट्टी पुनर्वसन प्राधिकरणाकडे सादर करतात. तथापी सक्षम प्राधिकरणाकडून प्राप्त झालेल्या बऱ्याच परिशिष्ट-२ सोबतच्या जोडपत्र-२ चे अवलोकन केले असता प्राधिकरणाने विहित केलेल्या नमुन्यात आढळून आलेले नाही. तसेच सर्व सक्षम अधिकारी यांनी निर्गमित केलेल्या जोडपत्र-२ मध्ये एकसूत्रता आढळून येत नाही. योजनेचे परिशिष्ट-२ संबंधीत झोपडी धारकांना बघता यावे व त्यातील त्यांचे अस्तीत्व काय आहे याची माहिती प्राप्त होणेसाठी प्राधिकरणाने धोरणात्मक निर्णय घेऊन सदर परिशिष्ट-२ स्थानिक वृत्तपत्रात प्रसिद्ध करणेसाठी निर्णय घेणेत आला आहे. प्राधिकरणाचे अंतर्गत सर्व अभिलेख संगणकीकृत करण्याचे चालू असल्याने परिशिष्ट दोन प्राधिकरणाच्या वेबसाईटवर सुद्धा प्रसिद्ध करण्याचा निर्णय घेणेत आला आहे. त्यामुळे परिशिष्ट-२ संगणकास पुरवतांना एकाच नमुन्यात असणे आवश्यक आहे. सबब आपणास याद्वारे कळविणेत येते कि, सोबत जोडलेल्या परिशिष्ट-२ च्या जोडपत्रातील नमुन्यामध्ये मराठी व इंग्रजी मध्ये परिशिष्ट-२ च्या दोन प्रती झोपडीस्थित नकाशासह सिलबंद करून पाठविण्यात याव्यात, तसेच त्याची संगणिकृत सिडी पाठविण्यात यावी.

वर नमुद केलेल्या सुचना नुसार योजनेचे परिशिष्ट-२ प्राप्त न झाल्यास ते स्विकृत करता येणार नाही याची कृपया नोंद घ्यावी.

वि.सु. : सहाय्यक आयुक्त महापालीका यांचे कडून प्राप्त होणाऱ्या परिशिष्ट-२ चे अवलोकन करता ते अ, ब, क, ड मध्ये अशी विभागणी करून पाठविण्यात येते उदा. सम्मती दिलेले, सम्मती न दिलेले, पुरावे सादर न केलेले, अशा प्रकारे देण्यात येते. सबब अशा सर्व झोपडीधारकांचे एकच परिशिष्ट-२ तयार करून पाठविणेत यावे व शेरा सदरात त्यानुसार नोंद घेणेत यावी जेणे करून योजने मधील एकूण झोपडी धारकांची एकत्रीत संख्या प्राप्त होईल.



मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण

प्रती :

- १) सर्व महापालीका सहाय्यक आयुक्त विभाग.
- २) महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरणाचे अधिपत्याखालील सक्षम प्राधिकारी.
- ३) अपर जिल्हाधिकारी (अति/निष्का) मुंबई शहर, मुंबई पश्चिम उपनगरे व मुंबई पूर्व उपनगरे.
- ४) उप जिल्हाधिकारी (अति/निष्का) कुलाबा विभाग, मुंबई शहर
- ५) उप जिल्हाधिकारी (अति/निष्का) मुंबई शहरातील धारावी विभाग
- ६) उप जिल्हाधिकारी (अति/निष्का) बांद्रा
- ७) उप जिल्हाधिकारी (अति/निष्का) अंधेरी
- ८) उप जिल्हाधिकारी (अति/निष्का) मालाड
- ९) उप जिल्हाधिकारी (अति/निष्का) बोरीवली
- १०) उप जिल्हाधिकारी (अति/निष्का) मुलूंड
- ११) उप जिल्हाधिकारी (अति/निष्का) भाडूप
- १२) उप जिल्हाधिकारी (अति/निष्का) घाटकोपर
- १३) उप जिल्हाधिकारी (अति/निष्का) कुर्ला
- १४) उप जिल्हाधिकारी (अति/निष्का) चेंबूर

अ.क्र.	जानेवर प्रमाणे वारसव्य कुटुंबाच्या कुटुंब प्रमुखाचे नाव	तपासल्या झेपहीत करणाऱ्या	मतदार यादीमार्चे दर्शविलेले नांव व घर क्रमांक (मतदार यादीत दर्शविलेले मतदार यादीचे दर्श बांधकाम क्र. व अनुक्रमांक दर्शवाव्य)			गापर निवासी/ व्यापारी निवासी -व्यापारी/ सुविधा बांधकाम/ धार्मिक बांधकाम	1.1.1119 पुढाचे अनिवासी वापर आतील घटई क्षेत्र	कानदोपत्री पुठवा 1) वेगळा अस्तित्व 2) घटई क्षेत्र 3) अनिवासी वापरणाऱ्या बाबतीत 1.1.1119 पूर्वी अस्तित्व	वैयक्तिक झोपडीधारकाने योजनेस संमती दर्शविली आहे काय? (०-१/ नाही)	सुधारित वि.क्र. सं.६३४४४ निवनावती ११(१८) नुसार सक्षम पात्रतेवरून अभिप्राय	
			मतदार यादीचे वर्ष	मतदार यादीतिल शान्व क्रमांक व अनुक्रमांक	मतदार यादीतील बांधकाम क्र.					1 पात्र (नसल्यास कारणे)	2. अनिवासी घटई क्षेत्र बाबतीत घटई क्षेत्र
१	२		३	४	५	६	७	८			

मुख्य प्रवर्तक : सहकारी गृहनिर्माण संस्था / विकासक / अशासकीय संस्था

प्रमाणित

प्रभाग अधिकारी (बृ.म.न.पा.)  
मुख्य अधिकारी (म्हंडा)  
उपजिल्हाधिकारी (अतिक्रमण)  
अप्पर जिल्हाधिकारी

टिप : वेगळा व्यापारी वापर फवत वेगळ्या बांधलेल्या घरात असेल तरच विचारात घ्यावा व सामाईक विनंती असेल तर

जोडपत्र-२ च्या प्रत्येक पानावर स्वाक्षरी करावी.

विशेष टिप : तागू नसलेला मजकूर खोडावा

ANNEXURE - II

Sr. No.	Name of Head of Family occupying Hut as Present as verified on site	Name and Separate Structure Number appearing in Electoral Roll. (Specify the year of the Electoral Roll, the Structure No. and the Serial No. reflected in Electoral Roll)			User- Residential/ Commercial/ Residential- Cum- Commercial/ Amenity structures/ religious structures	Carpet Area of Non residential User prior to 1/1/95 (Sq.ft.)	Documentary Evidences for i) Separate identity ii) Carpet area iii) Existence prior to 1.1.95 in case of Non Residential Users	Whether individual slum dweller has consented for the scheme (Yes/No)	If Individual slum dweller has consented for the Scheme; his signature/ Tenant's Impression	Remarks of the Competent Authority on Eligibility as per Approved DCR 33(10)	
		Year of Electoral Roll	Sr. No. in Electoral Roll & Part No.	Structure No. in Electoral Roll.						Eligible (If not reasons)	Carpet Area in case of Non Residential Users

Chief Promoter of CHS/Owner/Developer/NGO

Certified

Signature of **Ward Officer(M.C.G.M)/  
C.O.(MHADA)/  
Dy. Collector(Enc) /Addl. Collector**  
With Seal

**Note :** Separate Commercial User shall be considered only if it is in a separate built-up Premises and not through a common wall.  
Every page of Annexure-II should be signed.

N. B. Strike out what is not applicable



## झोपडपट्टी पुनर्वसन प्राधिकरण

५ वा मजला, गृहनिर्माण भवन,

वांद्रे (पूर्व), मुंबई - ५१. फॅक्स: ९१-२२-२६५९०४५७

दूरध्वनी: ०२२-२६५९०५१९/०४०५/१८७९/०९९३

Email: info@sra.gov.in

क्र.झोपुप्रा/मुकाअ/परिशिष्ट-२/२००४/१०६

दिनांक :

9 SEP 2004

परिपत्रक - ६६

विषय : परिशिष्ट-२ वृत्तपत्रात प्रसिद्ध करणेबाबत.

झोपडपट्टी पुनर्वसन प्राधिकरणामार्फत राबविण्यात येणाऱ्या योजनेचे परिशिष्ट-२ तयार करण्याचे काम संबंधित सक्षम प्राधिकार्यामार्फत पार पाडण्यात येते. संबंधित संस्थेचे सक्षम अधिकार्याने मंजूर केलेले परिशिष्ट-२ या कार्यालयाच्या आदेशान्वये संस्थेच्या सूचना फलकावर, संबंधित सहकारी गृहनिर्माण संस्थेच्या कार्यालयात व प्रत्यक्ष योजना कार्यान्वीत होणार असलेल्या भूखंडावर प्रसिद्ध करण्याच्या सूचना देण्यात येतात. प्राधिकरणाचे असे निदर्शनास आले आहे की, बहुतांशी सभासदांना हे परिशिष्ट-२ प्रसिद्ध झाल्याचे समजून येत नाही. त्यामुळे परिशिष्ट-२ निर्गमित झालेल्या माहिती अभावी संबंधित झोपडीधारक या कार्यालयात त्यांचे परिशिष्ट-२ मधील अस्तित्व जाणून घेण्यासाठी गर्दी करतात. वरील परिस्थिती टाळण्यासाठी, योजनेची माहिती सर्व संबंधितांना प्राप्त होण्याच्या दृष्टीने सक्षम प्राधिकार्याकडून प्राप्त झालेले परिशिष्ट-२ झोपडीधारक वाचतील अशा एका वर्तमानपत्रात प्रसिद्ध करणे गरजेचे आहे. त्यामुळे दि. १/८/२००४ पासून या कार्यालयात प्राप्त होणारे परिशिष्ट-२ विकासकाने रुवखर्चाने झोपडीधारक साधारणतः वाचतात अशा एका मराठी वृत्तपत्रात प्रसिद्ध करणे बंधनकारक राहिल. परिशिष्ट-२ वर्तमानपत्रात प्रसिद्ध करण्याची जबाबदारी विकासक व सर्व संबंधित संस्थाकडे राहिल.

मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण

प्रत :

१. मा. मुख्य कार्यकारी अधिकारी यांचे स्वीय सहाय्यक
२. मा. सचिव यांचे स्वीय सहाय्यक
३. मा. वित्त नियंत्रक यांचे स्वीय सहाय्यक
४. संबंधित विकासक
५. संबंधित सहकारी गृहनिर्माण संस्था
६. प्रशासन निवड नस्ती

२/- सर्व विभागप्रमुख यांना कळविण्यात येते की, सदरचे परिपत्रक आपल्या नियंत्रणाखालील सर्व अधिकारी/कर्मचारी यांच्या निदर्शनास आणून परिपत्रकाचे पालन करण्याबाबत सुचित करावे.

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4. उपजिल्हाधिकारी / झोपुप्रा,
5. उपसंचालक, नगर रचना / झोपुप्रा
6. विधी सल्लागार / झोपुप्रा
7. मुख्य कार्यकारी अभियंता / झोपुप्रा , वाणिज्यिक अभियंता - II / (II)
8. सहा. निबंधक / झोपुप्रा
9. समाज विकास अधिकारी व जनसंपर्क अधिकारी / झोपुप्रा
10. प्रशासकीय अधिकारी / झोपुप्रा.
11. माहिती तंत्रज्ञान अधिकारी / झोपुप्रा



## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्रमांक - 68

जा.क.झोपुप्रा/सचिव/परिपत्रक/2004/1038  
5 वा मजला, गृहनिर्माण भवन,  
वांद्रे (पूर्व), मुंबई-400 051.  
दिनांक 08.12.2004

**विषय:** महाराष्ट्र माहितीचा अधिकार अधिनियम-2002 अन्वये झोपडपट्टी पुनर्वसन प्राधिकरणाकडून अर्जदारास देण्यात येणा-या माहिती/कागदपत्रांच्या छायांकित प्रतींसाठी आकारण्यात येण्या-या शुल्काबाबत.

झोपडपट्टी पुनर्वसन प्राधिकरणकडे "महाराष्ट्र माहितीचा अधिकार अधिनियम 2002" नियम 6(1) नुसार प्राप्त होणा-या अर्जान्वये अर्जदाराने मागणी केलेल्या कागदपत्रांच्या छायांकित प्रतींसाठी झोपडपट्टी पुनर्वसन प्राधिकरणचे परिपत्रक क्र. 36 नुसार अर्जदाराकडून 25/- रूपये अधिक छायांकित प्रतींसाठी 1/- रूपया असे एकूण 26/- रूपये आकारण्यात येते आहेत.

परंतु मा. लोकायुक्त, महाराष्ट्र राज्य मुंबई यांनी 'श्रीमती सत्यवती भास्कर मेस्त्री' यांच्या अपिलावर दिनांक 08/12/2004 रोजी दिलेल्या सुनावणी दरम्यान महाराष्ट्र माहिती अधिकार अधिनियम 2002 अन्वये माहिती देताना अर्जदारांकडून अनुसुची नियम 6 (3) नुसार 2 येथे नमुद केल्याप्रमाणे कागदपत्रांच्या झेरॉक्स प्रतींसाठी फक्त 0.50 पैसे आकारण्यात यावे असे असताना, झोपडपट्टी पुनर्वसन प्राधिकरणाकडून अर्जदारास माहिती देताना जे शुल्क आकारण्यात येते ते खूपच जास्त आहे, असे शिरे दिले.

तरी वरील बाब लक्षात घेता यापुढे महाराष्ट्र माहितीचा अधिकार अधिनियम 2002 अंतर्गत कलम 6 पोटकलम 3 नुसार कागदपत्रे/माहितीचे छायांकित प्रतींसाठी प्रती पृष्ठ 0.50 पैसे आकारण्यात येतील.

त्यावरोवरच झोपडपट्टी पुनर्वसन प्राधिकरणाकडून परिपत्रक 36 नुसार नकाशा/आराखडेसाठी प्रति नकाशा/आराखडा रूपये 60- प्रमाणे शुल्क आकारण्यात येते व सदर नकाशा/आराखडे हे अर्जदाराने स्वखर्चाने परवानाधारक वास्तुविशारदाच्या मदतीने आरेखित व प्रमाणित करून घ्यावेत असे प्रचलित धोरण होते यामध्ये बदल करून प्रती नकाशा/आराखडा रूपये 60/- एवढे शुल्क आकारण्यात येऊन नकाशा/आराखडा याची माहिती अर्जदारास सी.डी. (Compact Disk) मध्ये साठवून प्रदान करण्यात येईल.

मा. मुख्य कार्यकारी अधिकारी यांचे  
गान्धतेनुसार



सचिव  
झोपडपट्टी पुनर्वसन प्राधिकरण

प्रती,

1. मा. मु. का. अ. यांचे स्विय सहाय्यक/झोपुप्रा,
2. मा. सचिव यांचे स्विय सहाय्यक/झोपुप्रा
3. मा. वित्त नियंत्रक यांचे स्विय सहाय्यक
4. उपजिल्हाधिकारी/झोपुप्रा,
5. उपसंचालक, नगर रचना/झोपुप्रा
6. विधी सल्लागार/झोपुप्रा
7. मुख्य कार्यकारी अभियंता/झोपुप्रा . कार्यकारी अभियंता - II / III
8. सहा. निबंधक/झोपुप्रा
9. समाज विकास अधिकारी व जनसंपर्क अधिकारी/झोपुप्रा
10. प्रशासकीय अधिकारी/झोपुप्रा.
11. माहिती तंत्रज्ञान अधिकारी/झोपुप्रा

## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्रमांक ८१

जा.क.झोपुप्रा/मुकाअ/परिपत्रक/2004/1039  
5 वा मजला, गृहनिर्माण भवन,  
वांद्रे (पूर्व), मुंबई-400 051.  
दिनांक 28.12.2004

### विषय: महाराष्ट्र माहिती अधिकार अधिनियम-2002

महाराष्ट्र माहिती अधिकार अध्यादेश 2002 अंतर्गत नियम 6 (1) नुसार प्राप्त झालेल्या अर्जावर कलम 6 पोटकलम 2 नुसार तो अर्ज मिळाल्याच्या दिनांकापासून पंधरा कामाच्या दिवसांपेक्षा अधिक नसेल एवढ्या कालावधीत अर्जावर कार्यवाही करून अर्जदारास माहिती पुरविणे आवश्यक आहे.

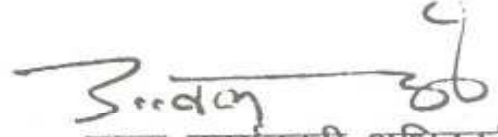
असे निदर्शनास आले आहे की, संबंधित विभागांकडे अर्ज कार्यवाहीसाठी पाठविल्यावर संबंधित विभागप्रमुखांकडून विहित वेळेत योग्य ती कार्यवाही करण्यात येत नाही व त्यामुळे अर्जदारास माहिती कळविण्यास उशिर होतो. तसेच प्राधिकरणाकडून "महाराष्ट्र माहिती अधिकार अधिनियम-2002" अंतर्गत विहित वेळेत माहिती मिळत नसल्याच्या अनेक अर्जदारांकडून तक्रारी येत आहेत. व त्यासाठी माहिती अधिका-यांना जबाबदार ठरविले जात आहे.

त्याचबरोबर असेही निदर्शनास आले आहे की, ब-याच वेळेस सदोष व अपूर्ण माहिती संबंधित विभागास पुरविली जाते.

तरी सर्व संबंधित विभागप्रमुखांनी महाराष्ट्र माहितीचा अधिकार अधिनियम-2002 अन्वये प्राप्त होणा-या अर्जावर त्वरीत कार्यवाही अंतर्गत मागविलेली पूर्ण माहितीची पूर्तता करून शक्यतो चार दिवसांच्या आत संबंधित विभागास माहिती व अभिप्राय

कळवावेत जेणेकरून अर्जदारास विहित वेळेत (15 कामाच्या दिवसांमध्ये) माहिती देणे शक्य होईल.

वरील आदेशांच्या पालनामध्ये दिरंगाई आढळ्यास संबधित अधिका-यांवर कलम 22 (1) नुसार माहिती देण्यास विलंब केल्याच्या प्रत्येक दिवसाकरिता रुपये 250/- एवढ्या रकमेची शास्ती लादली जाईल. सदर शास्तीची रक्कम कलम 12 पोटकलम 4 नुसार संबधित अधिका-याच्या वेतनातून वसुली योग्य असेल.

  
मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण

प्रती,

1. मा. मु. का. अ. यांचे स्विय सहाय्यक / झोपुप्रा,
2. मा. सचिव यांचे स्विय सहाय्यक / झोपुप्रा
3. मा. वित्त नियंत्रक यांचे स्विय सहाय्यक
4. उपजिल्हाधिकारी / झोपुप्रा,
5. उपसंचालक, नगर रचना / झोपुप्रा
6. विधी सल्लागार / झोपुप्रा
7. मुख्य कार्यकारी अभियंता / झोपुप्रा कार्यकारी अभियंता - II / III
8. सहा. निबंधक / झोपुप्रा
9. समाज विकास अधिकारी व जनसंपर्क अधिकारी / झोपुप्रा
10. प्रशासकीय अधिकारी / झोपुप्रा.
11. माहिती तंत्रज्ञान अधिकारी / झोपुप्रा

DT:- 30 DEC 2004


Circular : NO :- 70

Sub : Additional area (i.e. more than 20.90 m<sup>2</sup>) to be provided to the tolerated structure owner in declared /cencused slum at reduced rates.

S.R.A. committee vide its resolution under No. 12.5 in its 12<sup>th</sup> meeting held on 07/06/2004 has taken a policy decision and resolved that structure owner of structures in tolerated structure category with the proofs / documents such as property tax (assessment bills) of M.C.G.M. and C.T.S. plan in original etc. shall be eligible to purchase additional area from the developers on priority at the rate based on cost of construction for rehab building, sale building and amount payable to Government authorities such as Infrastructure Development Charges, Maintenance Deposit etc. and 25% profit for the developer on the rate so decided. Allotting this area on priority shall be binding on the developers. CEO (SRA) is empowered for implementing this policy as well as fixing rate of construction as stipulated herein above from time to time.

In view of the above provisions, it is hereby decided that the rate as stated above shall be worked out on case to case basis for the S. R. Schemes. The rate that the tolerated structure owners in the S. R. Scheme on plot bearing F. P. No. 843 of TPS - IV of Mahim Divn. known as Aagar Bazar in Shivshakti CHS, shall be eligible / entitled to purchase additional area at the rate of 2,870/- per sq. ft. from the developers of the S. R. Scheme in which the tolerated structure exists.

The above said decision shall be effective with immediate effect and the above rate shall be valid till further amendment.

  
Secretary  
Sium Rehabilitation Authority

## झोपडपट्टी पुनर्वसन प्राधिकरण

जा.क्र.मुंबई/मुकाअ/परिपत्रक/गाळे सोडत/सन २००५ | १५.

गृहनिर्माण भवन, ५ वा माळा, बांद्रा-पूर्व, मुंबई-५१.

दिनांक : १५/०४/२००५

परिपत्रक : - ७९

विषय : झोपडपट्टी पुनर्वसन योजनेतील पात्र झोपडीधारकांना सोडत (लॉटरी) पध्दतीने पुनर्वसन सदनिका वितरण करण्याबाबत.

झोपडपट्टी पुनर्वसन योजनेतील पात्र झोपडीधारकांना पुनर्वसन सदनिका वितरण बाबत मार्गदर्शक सूचना या कार्यालयाचे परिपत्रक क्रमांक ५५ दिनांक ५.९.२००३ नूसार देण्यात आलेल्या आहेत. त्यानुसार पात्र झोपडीधारकांना पुनर्वसन सदनिका वितरणासाठी काढण्यात येणारी सोडत (लॉटरी) या प्राधिकरणाच्या सहकार कक्षातील प्रतिनिधीच्या उपस्थितीत काढावेत अशी पध्दत अनिवार्य करण्यात आलेली आहे. उपरोक्त परिपत्रका प्रमाणे सध्या सोडत (लॉटरी) काढण्यात येत असल्या तरीही सोडत(लॉटरी) पध्दती बाबत अनेकविध तक्रारी झोपडपट्टी पुनर्वसन प्राधिकरणाकडे प्राप्त होत आहेत. सदर पध्दत अधिक पारदर्शक करण्याचा हेतुने या पुढे झोपडपट्टी पुनर्वसन प्राधिकरणामधील पात्र झोपडीधारकांना पुनर्वसन सदनिका वितरण सोडत(लॉटरी) पध्दतीने करताना त्याचे “चलत चित्रीकरण” (Video Shooting ) सहकार कक्ष मार्फत करण्यात यावे. व “चलत चित्रीकरण” (Video Shooting) झाल्यानंतर ते दिर्घकाळ जपून ठेवण्यासाठी बृहन्मुंबई महानगर पालिकेच्या प्रवर्ग निहाय त्याची “कॉम्पॅक्ट डिस्क” (C.D.) सहकार कक्ष तर्फे तयार करण्यात यावी.



मुख्य कार्यकारी अधिकारी,  
झोपडपट्टी पुनर्वसन प्राधिकरण, मुंबई.



## झोपडपट्टी पुनर्वसन प्राधिकरण

५ वा मजला, गृहनिर्माण भवन,

वांद्रे (पूर्व), मुंबई - ५१. फॅक्स: ९१-२२-२६५९०४५७

दूरध्वनी: ०२२-२६५९०५१९/०४०५/१८७९/०९९३

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जा.क्र.मुंबई/मुकाअ/परिपत्रक/१२३३सन २००५

दिनांक : १२/१/२००५

परिपत्रक ७२

विषय : झोपडपट्टी पुनर्वसन योजनेतर्गत सहकारी गृहनिर्माण संस्थांच्या नोंदणीबाबत.

झोपडपट्टी पुनर्वसन प्राधिकरणाचे परिपत्रक क्र.२० दि.१८/०९/१९९८ नुसार नियोजित झोपडपट्टी पुनर्वसन योजनेस "बांधकाम परवानगी" (Commencement Certificate) प्राप्त झालेवर झोपडीधारकांच्या सहकारी गृहनिर्माण संस्थेला "नोंदणी प्रमाणपत्र" (Registration Certificate) देण्यात येते. उपरोक्त परिपत्रकाच्या निकषात अंशता बदल करून खालील सुधारीत आदेश निर्गमित करण्यात येत आहे.

- झोपडपट्टीधारकांच्या नियोजित सहकारी गृहनिर्माण संस्था/संघीय सहकारी गृहनिर्माण संस्थेचे "नाव आरक्षण (Name Reservation) व बँकेत खाते उघडण्या" (Opening of Bank Account) संबंधित परवानगी "सक्षम अधिकारी" यांनी "परिशिष्ट-२" निर्गमित केल्यावर देणे चापुढे आवश्यक असेल.
- झोपडपट्टी पुनर्वसन योजनेस "आशयपत्र" (Letter of Intent) देण्यापूर्वी कार्यकारी अभियंता हे सहाय्यक निबंधक सहकारी संस्था, यांनी झोपडपट्टीधारकांच्या नियोजित संस्थेस नाव आरक्षणाची परवानगी दिलेली आहे याची खात्री करून "आशयपत्र" (Letter of Intent) देण्याबाबत प्रस्तावावर पुढील कार्यवाही करतील.
- झोपडपट्टीधारकांच्या सहकारी गृहनिर्माण संस्था/संघीय सहकारी गृहनिर्माण संस्थेस "आशयपत्र" (Letter of Intent) प्राप्त झालेवर सहाय्यक निबंधक सहकारी संस्था, हे सहकार आयुक्त व निबंधक सहकारी संस्था, महाराष्ट्र राज्य, पुणे यांनी ठरवून दिलेल्या निकषानुसार "महाराष्ट्र सहकारी संस्था अधिनियम" १९६० चे "कलम ९" अन्वये सहकारी गृहनिर्माण संस्थेची किंवा "कलम ६(३)" नुसार संघीय संस्थेची नोंदणी करतील. कार्यकारी अभियंता हे "आराखडे मंजूरी" चा (Intimation of Approval) प्रस्तावासोबत संस्थेचे "नोंदणी प्रमाणपत्र" (Registration Certificate) प्राप्त झालेले आहे याची खात्री करून घेतल्यावरच आराखडे मंजूरीचा (Intimation of Approval) प्रस्ताव मान्यतेसाठी सादर करतील.

उपरोक्त परिपत्रकामधील सुधारीत आदेश दिनांक १.७.२००५ पासून अमलात येतील.

दे. चक्रवर्ती.

मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण

## झोपडपट्टी पुनर्वसन प्राधिकरण

परिपत्रक क्र.७३

क्र.झोपुप्रा/विनि/अने.३/२००५/ ६१५

दि. 20 DEC 2005

**विषय :** झोपडपट्टी पुनर्वसन योजने अंतर्गत विशिष्ट प्रकरणी सुधारित परिशिष्ट-३ घेणेबाबत.


**संदर्भ :** झोपडपट्टी पुनर्वसन प्राधिकरण परिपत्रक क्र.२ (A)  
क्र.झोपुप्रा/विनि/अने.३/१९९७-९८/१३४३, दि.१३.११.१९९७.

झोपडपट्टी पुनर्वसन प्राधिकरणाकडे नवीन झोपडपट्टी पुनर्वसन योजना सादर करताना “परिशिष्ट-३” वित्त विभागाकडून मंजूर करून घेण्याची कार्यपध्दती संदर्भाधीन परिपत्रका अनुसार निश्चित करण्यात आलेली आहे. प्रचलित कार्यपध्दतीचा अवलंब करतांनाच सर्व संबंधित विकासक/वास्तुविशारद यांना असे सुचित करण्यात येते की, मंजूर झोपडपट्टी पुनर्वसन योजनेत अंतर्भूत पात्र झोपडीधारकांच्या संख्येतील वाढीच्या कारणास्तव अथवा अन्य कारणास्तव, जेव्हां जेव्हां पुनर्वसन गाळ्यांच्या संख्येत वाढ झाल्यामुळे “सुधारित आशयपत्र” (Revised LOI) निर्गमित करण्याची आवश्यकता निर्माण होईल अशा प्रत्येक प्रसंगी सुधारित “परिशिष्ट-३” हे वित्त विभाग यांचेकडून मंजूर करून घेण्यात यावे. असे सुधारित “परिशिष्ट-३” वित्त विभागाकडून मंजूर झाल्याखेरीज “सुधारीत आशयपत्र” (Revised LOI) अभियांत्रिकी विभागाकडून निर्गमित करण्याबाबतच्या प्रस्तावावर पुढील कार्यवाही करण्यात येवू नये.

झोपडपट्टी पुनर्वसन योजना अंतर्गत मंजूर “परिशिष्ट-३” प्रमाणे निर्गमित मूळ आशयपत्रात नमूद केलेला विकासक बदलल्यामुळे अथवा विकासक आस्थापनेच्या स्वरूपात बदल (Change in the entity of Developer) झाल्याच्या कारणामुळे “सुधारित

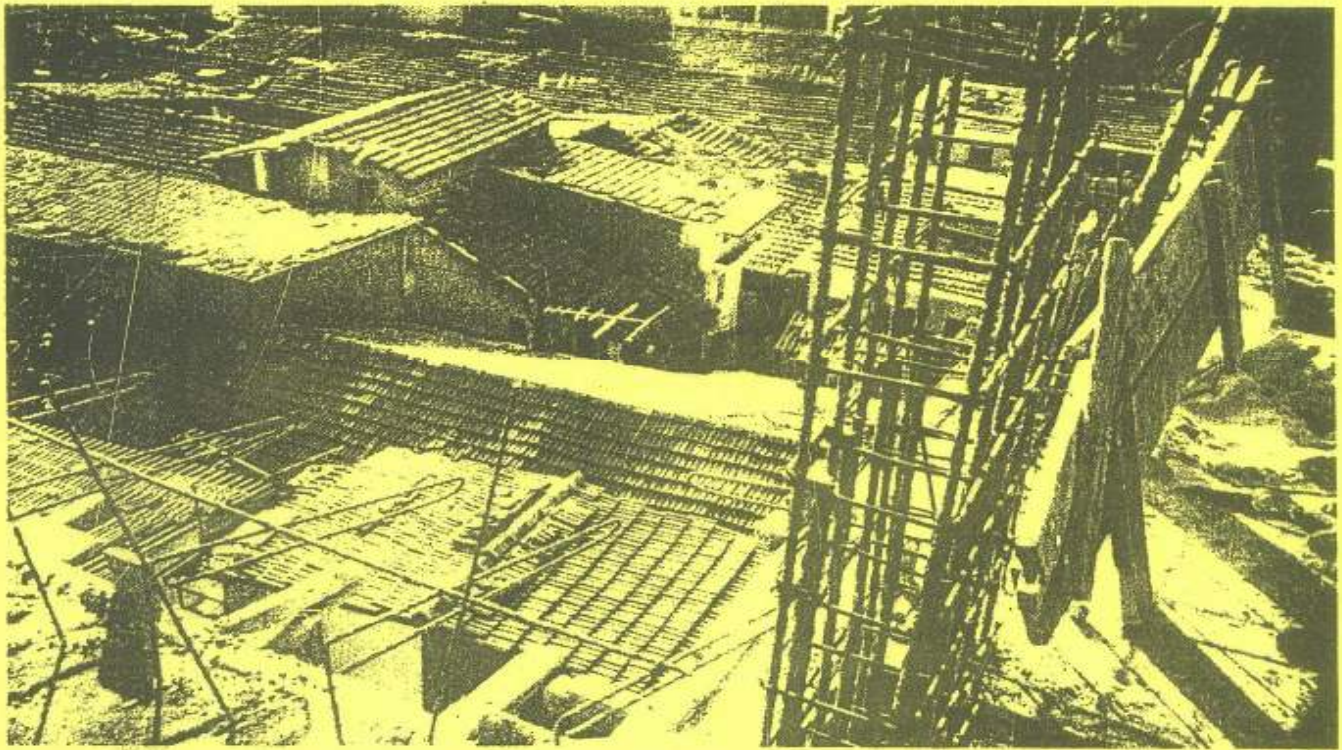


आशयपत्र” (Revised LOI) निर्भमित करण्याची आवश्यकता निर्माण झाल्यास अशा प्रत्येक प्रसंगी सुधारित “परिशिष्ट-३” वित्त विभागाकडून मंजूर करून घेण्यात यावे व अशा सुधारित “परिशिष्ट-३” प्राप्तीनंतरच “सुधारित आशयपत्र” (Revised LOI) मंजूरीचा प्रस्ताव मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण यांच्या मंजूरीसाठी अभियांत्रिकी विभागाकडून सादर करावा. वरील आदेश तात्काळ लागू करण्यात येत आहेत.

  
मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण

प्रत माहितीसाठी,

- ✓ १. मुख्य कार्यकारी अधिकारी यांचे स्वीय सहाय्यक, झोपुप्रा
२. विशेष कार्य अधिकारी यांचे स्वीय सहाय्यक, झोपुप्रा
३. सचिव यांचे स्वीय सहाय्यक, झोपुप्रा
४. वित्त नियंत्रक यांचे स्वीय सहाय्यक, झोपुप्रा
५. उपजिल्हाधिकारी, झोपुप्रा
६. उप मुख्य अभियंता, झोपुप्रा
७. कार्यकारी अभियंता-२, ३ झोपुप्रा
८. विधी सल्लागार, झोपुप्रा
९. सहाय्यक निबंधक, झोपुप्रा
१०. सहाय्यक संचालक नगर रचना, झोपुप्रा
११. जनसंपर्क व समाज विकास अधिकारी, झोपुप्रा
१२. लेखा शाखा, झोपुप्रा
१३. प्रशासन शाखा, झोपुप्रा
१४. निवडनस्ती.



Rehabilitation work in progress....



.... Rehabilitation completed.

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For Further information, assistance and suggestions,  
please contact at the following address:

**SLUM REHABILITATION AUTHORITY**

5th Floor, Grihanirman Bhavan,  
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Fax : 2659 0457

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