

**HAND-BOOK & GUIDE FOR**



# slum rehabilitation schemes in Gr. Mumbai



Compilation By  
**SUDHAKAR DOKHANE**  
PRESIDENT : PEATA (I)

Published by:



**Practising Engineers Architects and  
Town Planners Association (India)**

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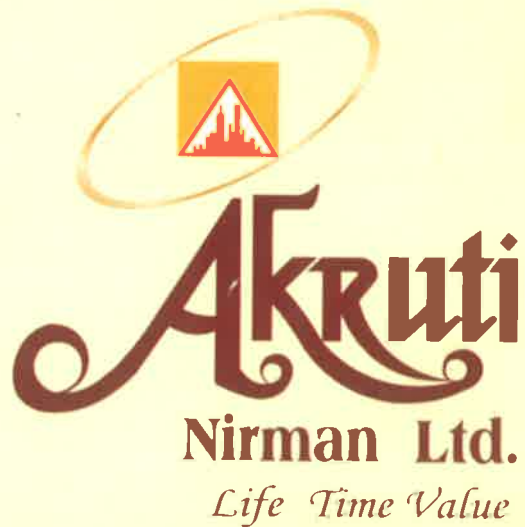
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Office:  
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Tel: 5677 2301 (10 Lines); Fax: 28218230  
E-mail: [cgms@vsnl.com](mailto:cgms@vsnl.com); URL: [www.akrutiestate.com](http://www.akrutiestate.com)



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**Akruti Nirman** has been engaged in the Real Estate development for over two decades. The Akruiti Group specializes in the business of construction, engineering, architecture, interior designing and other direct & indirect construction related activities especially the SRA (Slum Rehabilitation Authority) works and enjoys position of developer of first choice by slum dweller's societies.

Accredited in 2002 with the prestigious DA2 rating from CRISIL for very good track record of the developer along with ISO 9001:2000 in Design, Construction & Maintenance of Buildings. "Residential & Commercial", Akruiti Nirman Ltd. is the only construction company in India to have both these certifications. The audits of ISO certification authorities have expressed their satisfaction and praise for Akruiti Nirman.

Professionally managed by the two brothers, **Shri Hemant Shah**, Chairman is a professional Civil Engineer and a dynamic person always eager to implement new and modern construction technologies. He is also associated with various charitable and religious trusts. **AND Shri Vimal Shah**, Managing Director is a Chartered Accountant and a person with extremely sharp and organized mind. He is associated with various construction and builders association including President of Slum Redeveloper's Association. He is also Joint Secretary of MCHI.

Akruti Nirman is a trusted name for quality construction and inner space management. Importing new construction technologies from Germany, Italy, Korea, Malaysia and other countries; they are setting new standards for speedy and better quality construction. They are involved in construction of InfoTech Parks and are the pioneers to develop first Private IT Park of Mumbai. This is visible from the fact that a large number of top corporates are amongst their clients for residential and commercial buildings. Any new concept for construction and its end use is taken up by Akruiti with thorough understanding and determined completion.

So true to their motto, Akruiti is giving a '**Lifetime Value**' to their customers and at the same time providing the under privilege (slum dwellers) a sense of social existence with better living conditions. Akruiti Nirman has till date successfully executed many slum rehabilitation schemes by providing more than ten thousand free houses to the slum dwellers with nearly another five thousand free houses under development and more than twenty five thousand on hand. Akruiti Nirman is also providing wide roads, schools, playgrounds and other amenities in their slum redevelopment projects which are as big as small towns.

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*Ujjwal Uke* IAS  
Chief Executive Officer



**Slum Rehabilitation Authority**

5th Floor, Griha Nirman Bhavan,  
Bandra (E), Mumbai - 51. Fax: 91-22-26590457  
Tel: 91-22-26591314, Email: ceo@sra.gov.in

**Foreword**

There was a long felt need to have a booklet which could provide ready information and clear doubts among practicing architects, on interpretation of the provisions of modified Regulation 33 (10) and policies of Slum Rehabilitation Authority.

Practicing Engineers Architect & Town Planners Association popularly known as PEATA took up the responsibility and are now publishing the Hand Book on modified Regulation 33 (10) for Slum Rehabilitation Scheme in Greater Mumbai. PEATA has put in commendable efforts in compilation of up to date policies and guidelines for the practicing Architect/Engineers for submitting the proposals of Slum Rehabilitation Scheme.

I am sure that along with the Guidelines for implementation of Slum Rehabilitation Scheme, this hand book will complement requirement of practicing, Architects/Engineers specially new entrants in the Slum Rehabilitation Scheme as well as concerned staff of Slum Rehabilitation Authority and developers.

I complement PEATA for this very useful and informative publication and wish them all the success.

  
Ujjwal Uke  
Chief Executive Officer  
Slum Rehabilitation Authority

Date : 7<sup>th</sup> July 2004

**COMMITTEE FOR HAND-BOOK AND GUIDE FOR  
SLUM REHABILITATION SCHEMES IN GR. MUMBAI**

**S.R.A.**



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Chief Executive Officer (SRA)



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Executive Engineer



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(R) 2611 5967

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## PREFACE

Even though the Slum Rehabilitation Scheme proposed by the Govt. since 1991, except few booklets from the Govt. and policy circulars issued by the office of S.R.A., complete Hand-Book and guide for the benefit of Professionals, Administration, Developers, Consumer Hut-ment dwellers was never published by any agency.

Due to passage of time lot of amendments were introduced in original scheme of which information was available to few limited. PEATA (I) therefore decided to publish Hand Book & Guide with Manual for S. R. Schemes, in Gr. Mumbai, in the interest of all concerned. We had prepared draft proposal and submitted to SRA on 25.7.2003. A joint committee was formed of the officers of SRA and PEATA (I). We had more than 5 meetings for finalisation of text. In spite of repeated efforts text of Manual could not be finalised. It was therefore felt to delete manual part and publish policies and guide lines in the form of Hand-Book.

The present text covers 24 chapters, giving detailed information on the subject with necessary check lists and formats required for the submission and approval of Slum Rehabilitation scheme which are identical as being submitted to MCGM, wherein roll of each agency including their responsibilities and liabilities are covered. Recommended - Letter of Appointments of various professionals and agencies and their completion certificates are introduced.

I congratulate all the **members of joint committee** for their expertise, suggestions and time given for this long awaited exercise.

I sincerely thank **Shri Ujjwal Uke** - Slum Rehabilitation Authority (SRA) for his valued FORWARD to this Hand-Book, without which this exercise could not be completed.

Our special thanks and appreciations goes to **Shri Vimal Shah**, of **M/s Akruiti Nirman Pvt. Ltd.**, one of the top ten and a legend in Slum Rehabilitation Schemes, for sponsoring this Hand-Book out of his deep concern and self imposed obligations to construction industry, particularly Slum Redevelopment. **PEATA (I)** congratulate him and his organisation for this noble gesture.

Besides all the members of the Executive Committee of PEATA (I), who had extended their whole hearted support and co-operation, **Ar. Mrs. Veena Ekbote**, Chairperson SRA-Sub-Committee, deserves all the praise for her untiring efforts in motivating number of professionals and developers to support in this endeavor.

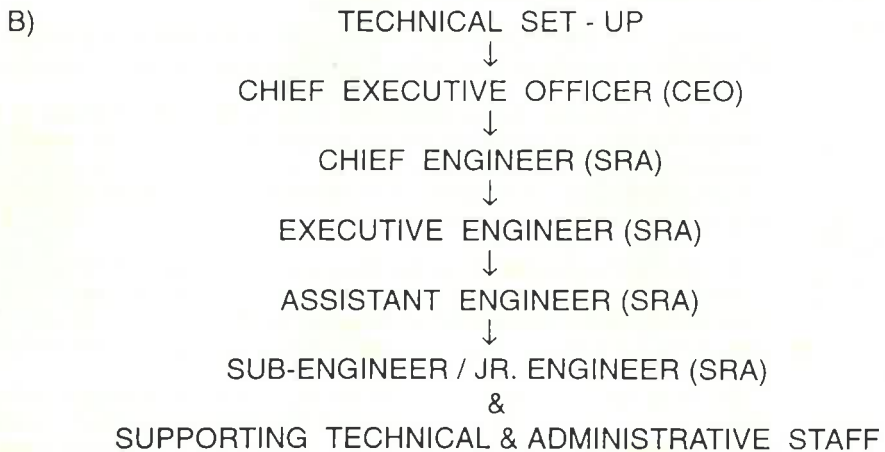
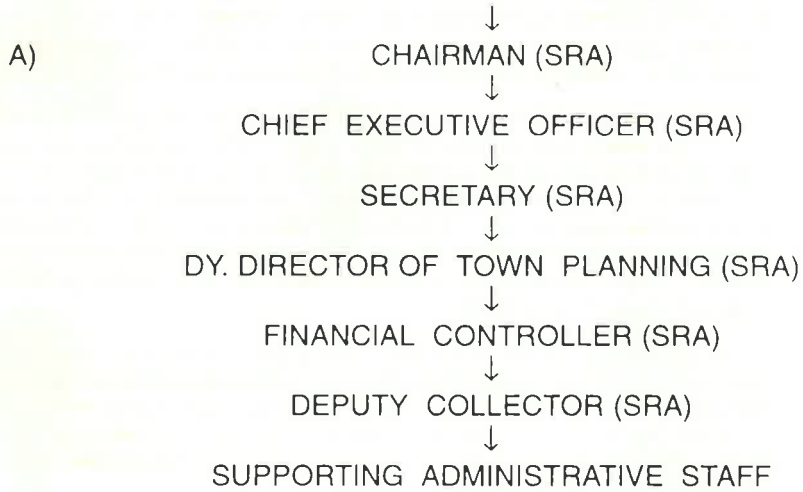
It is to be specially mentioned here that the text of this document is based on the discussions of Jt. Committee, material available from Govt. publications and Circulars and guide lines issued by S.R.A. Dept. from time to time. Therefore it is possible that in some place some where the information given may be inadequate or there may be error in detailing. The user of this 'Hand-Book & Guide' is advised to check-up with SRA authority for correctness of Text if any discrepancy is detected.

With immense pleasure on behalf of PEATA (I), I submit this work for the benefit and guidance of all concerned connected to construction industry.

31st July, 2004.

**SUDHAKAR DOKHANE**  
PRESIDENT - PEATA (I)

SLUM REHABILITATION SCHEMES  
• ORGANIZATIONAL SET-UP •  
COMMITTEE (16 MEMBERS)



**HAND-BOOK FOR SLUM REHABILITATION SCHEMES  
IN GREATER MUMBAI**

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## CHAPTER - ONE

### • TERMS FOR REFERENCE •

**Addl. Collector (Encroachments)** : A designated authority appointed by the State Govt. empowered to notify and declare "Slum Area" as defined under Maharashtra Slum Areas (IC & R) Act 1971.

**Agreement (with Slum-Dweller)** : It is a legal document executed by the Developer / Society / NGO with each individual eligible slum dweller agreeing for proposed slum rehabilitation scheme.

**Architect** : A technically qualified person authorised to practice as an Architect holding requisite Registration of the Council of Architecture / License from the appropriate planning / civic authority.

**C.E.O. (SRA)** : The Chief Executive Officer of Slum Rehabilitation Authority, a super time scale IAS officer appointed by the State Government.

**Composite Building** : A Structure wherein tenements of Rehab & free sale component are constructed in one building, or part thereof in the same building.

**Commencement Certificate (C.C.)** : A development permission granted by SRA, under section 44/69 of M.R.T.P. Act, 1966.

**City Survey Plan** : A certified plan to the scale of 1:500 issued by the concerned City Survey Officer showing existing structures if any.

**Censused Slum** : Shall mean those slums located on the lands belonging to Government, any undertaking of Govt., or Municipal Corporation of Gr. Mumbai, and incorporated in the records of land owning authority as having been censused in 1976, 1980, 1985 or prior to 1st January 1995.

**D.C.R. - 1991** : The Development Control Regulations - 1991 for Gr. Mumbai.

**D.C.R. 33 (10)** : It is sub rule no. 10 of rule no. 33 of Development control Regulations of Gr. Mumbai - 1991, prescribing the scheme of Rehabilitation of Slum dwellers proposed by Owner / Developer / Co-operative Housing Society formed by slums dwellers / NGO.

**Declared Slum** : Any area notified as "SLUM" by the appropriate authority under the provisions of The Maharashtra Slum Areas (IC & R) Act 1971.

**Deposits for Approvals** : The refundable amount collected by SRA as a deposit for faithful compliance of terms and conditions according to which development permission is granted.

**Development Charges** : The charges levied by the Govt. of Maharashtra to be collected by the Local planning authority as prescribed in section 124 - A of MRTP Act 1966 for issuing Development Permission (C.C.).

**F.S.I.** : Floor Space Index is a quotient of the ratio of the total built-up area to the total plot area, permissible under S. R. Scheme.

**Infrastructural Charges** : A payment payable to SRA at prescribed rates per Sq. Mtr. of built-up area, beyond normally permissible FSI of the zone.

**Intimation Of Approval (I.O.A.)** : An Intimation Of Approval subject to terms and conditions mentioned therein together with set of approved plans of building/s, communicated by the SRA.

**Identity Card** : A photo card issued by SRA to rehabilitated slum-dweller (with his / her spouse) after occupation permission is granted to rehab component.

**Letter Of Intent (L.O.I.)** : A Letter Of Intent issued by SRA; to authorised applicant after scrutiny of proposal submitted, in token of approval of S.R. Scheme in principal.

**Layout Approval** : A formal approval granted to the layout proposal of S. R. Scheme submitted by the architect on behalf of the applicant as per the provisions of M.R.T.P. Act 1966.

**Licensed Surveyor** : A person licensed by the Municipal Corporation authorised to practice as Architect within the jurisdiction of MCGM.

**Maintenance Deposit** : An amount of Rs. 20,000/- (Rupees Twenty Thousand Only) per rehabilitation tenement as well as Balwadi and Welfare Centre payable by the applicant to SRA.

**M.C.G.M.** : Means the Municipal Corporation of Greater Mumbai.

**M.M.R.D.A.** : Means The Mumbai Metropolitan Region Development Authority-  
A Special Planning Authority constituted by the State Govt.

**M.I.D.C.** : Means The Maharashtra Industrial Development Corporation.

**M.H.A.D.A.** : Means The Maharashtra Housing and Area Development Authority.

**Owner** : A person/s, company, or authority who is rightful and legal holder of a piece of land having clear and marketable title.

**P.A.P. Tenements** : The Tenements generated under Slum Rehabilitation Schemes for project affected persons.

**Premium** : A payment charged by SRA for Granting concessions for S. R. Schemes.

**Property Register Card (Rule Card)** : It is a certified extract of Property Record issued by the concerned City Survey Officer showing details of description of land (C. S. / CTS No.), ownership, tenure of land, with area of property in figures and words.

**Property Tax** : An assessment tax levied by the Municipal Corporation of Gr. Mumbai inclusive of property tax, water tax, education cess etc.

**Pavement** : A Pavement shall mean any Municipal / Government / Semi-Government pavement, and shall include stretch of the pavement as may be considered viable for the purpose of Slum Rehabilitation Scheme.

**Regd. Site Supervisor** : A qualified person registered and Licensed by the MCGM allowed to supervise day to day construction activities on site.

**Rehab Built-up Area** : A sum of total built-up area required for the Rehabilitation of eligible Slum-dwellers and P.A.P. Tenements, excluding areas of common passages, welfare centre/s, Balwadi/s, Society Office/s, incentives commercial area/s (if any), and eligible amenity structure/s (if any) applicable as per policy from time to time.

**Rehab Component** : The Rehabilitation Component shall mean areas of all residential tenements as well as non-residential built-up premises to be given free of cost in accordance with the provisions of the Slum Rehabilitation Schemes, inclusive of the areas of common passages welfare centre/s, balwadi/s, society office/s, incentive commercial area (if any) and eligible amenity structure/s (if any) applicable as per policy from time to time.

**Sale Component** : Means the built-up areas permissible in Slum Rehabilitation Schemes allowed to be sold freely in open market.

**Scrutiny Fees** : The charges levied for scrutiny of proposals for LOI / IOA submitted for the approval of SRA.

**Slum Rehabilitation Authority (S.R.A.)** : A Planning Authority constituted by State Govt. for the purpose of Slum Rehabilitation Schemes.

**Slum Area** : Means those areas censused or declared and notified in the past or hereafter under the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act - 1971, and also means the area / pavement stretches hereafter notified as Slum Rehabilitation Areas.

**Slum Rehabilitation Area :**

- i) If any area full fills the conditions 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.
- ii) The Slum Rehabilitation Area shall also mean any area declared as such by the Slum Rehabilitation Authority through preferably full filling 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.
- iii) Any areas required or proposed for the purpose of construction of temporary or permanent transit camp 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.



**Slum Redevelopment Scheme (S.R.D.)** : The Slum Redevelopment Scheme, originally published by the State Govt., made operative w.e.f. 25th March 1991 (Old Scheme).

**Slum Rehabilitation Schemes (S.R.S.)** : It is known as Slum Rehabilitation Scheme, now applicable as per the amendments notified under no. DCR-1095/1209/CR-273/1995/UD-11 dt. 27th August 1996 and made final w.e.f. 15th October 1997 (New Scheme).

**Slum T.D.R.** : Mean the sale component generated in Slum Rehabilitation Scheme but not utilised in - Situ as per the provisions of the regulations, so granted in form of Transfer of Development Right Certificate, as well as DRC issued to the applicant for surrender of unencumbered land/s for Slum Rehabilitation Schemes.

**Stamp Duty** : A payment / duty payable under The Bombay Stamp Act - 1958 for implementation of execution of document/s.

**Structural Engineer** : A qualified engineering professional registered / Licensed by the MCGM to give structural design consultancy services, having a qualification of corporate membership (Civil) of the Institution of Engineers or a Degree or Diploma in Civil or Structural Engineering which makes him / her eligible for such membership.

**Structure (Hut)** : 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, up to 1st January 1995 and regardless of the number of persons or location of rooms or access.

**Tenement Density** : It is a ratio of number of tenements permissible per Net Hectare of Land.

**TDR** : Means transfer of Development Rights granted to the applicant as non-monitory compensation against construction of tenements for Rehabilitation and or for surrender of land to SRA for SR Schemes.

**Transit Accommodation** : Mean a structure/s were eligible Slum-dwellers are accommodated during implementation of Slum Rehabilitation Schemes, before their eventual rehabilitation in permanent alternate accommodation.

**Welfare Centre, Balwadi, Society Office etc.** : These are amenity structures to be provided in S. R. Schemes as per the norms prescribed.

.....

## CHAPTER - TWO

### • CREATION OF SLUM REHABILITATION AUTHORITY •

#### • The Genesis

The pace of urbanisation in metropolitan 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, growth of slums, spread over 2500 settlements. Nearly 55% population of Gr. Mumbai does not have authorised shelter and living in slums; spread over on about 2525 hectares of land in city and suburbs; in most unhygienic and deplorable conditions.

These slum have come up on private lands (50%), State Government lands (25%), Municipal Corporation lands (20%), Central Government lands and Housing Board lands (5%).

These slums pockets, spread throughout Greater Mumbai, occupy prime real estate, have developed infrastructure in the neighborhoods and are usually located adjacent to developed housing colonies and industries.

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 Government of Maharashtra accepted the recommendation 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 Notification dated 16th December 1995 to function with effect from 25th 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 member 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.

## CHAPTER - THREE

### • SRA AS A PLANNING AUTHORITY •

Slum Rehabilitation Authority has been given a status of antonymous Body 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 No. UDD 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 S. R. Schemes are proposed and being implemented, come under the jurisdiction of SRA.

- **Responsibilities of SRA's :**

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

- a) to survey and review existing position regarding Slum areas.
- 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 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-op. Hsg. Societies.
- 5) Land Management (Demarcation, Sub-Division of plots and Leasing of Slum Lands)
- 6) Community Development
- 7) Accounts and Finance
- 8) General Administration.

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## CHAPTER - FOUR

### • DEVELOPMENT CONTROL REGULATIONS • (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, and further modifications issued by the State Government under No. DCR/1095/1209/CR-273/95/UD-11 dated 30th November 2002, more particularly described in Schedule - I thereof :-

#### • Salient 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) If the existing tenement density is more than 650 per hectare, Govt. in Urban Development Department may allow FSI consumption in Situ to be exceeded up to the sanctioned FSI but not exceeding 3.00 FSI. In such cases the difference between sanctioned higher FSI and 3.00 if any, will be made available in the form of Transferable Development Rights (TDR) in accordance with the provisions of Appendix - VII-B.
  
- 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 of 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/- or Rs. 560/- per Sq. Mtrs. as the case may be is now chargeable only on additional Built-up Area over the permissible FSI of the zone. Suitable installments have been given in respect of the amount to be paid to SRA upfront viz. Rs. 20,000/- per rehabilitation tenements as deposit and Rs. 840/- or Rs. 560/- Sq. Mtrs. as the case may be 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.
- xii) 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 :

- a) 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.
  - b) On plots where slum rehabilitation scheme has been taken up or is possible.
  - c) Area where the permissible FSI is less than 1.00 except in 'M' ward.
  - d) 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 the payment of Deposit of Rs. 20,000/- per rehabilitation tenement and Rs. 840/- or Rs. 560/- per Sq. Mtr. as the case may be as infrastructural charges.

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## CHAPTER - FIVE

### • APPLICABILITY OF SLUM REHABILITATION SCHEMES •

A planning Authority is created by the Government of Maharashtra for Rehabilitation of Slum Dwellers existing prior to 1-1-1995. This authority is known as Slum Rehabilitation Authority (S.R.A.)

The development under Slums Rehabilitation Schemes shall be in accordance with the modified D.C. Regulation 33(10) with its Annexure IV (except clause 6.1 to 6.26 of the said annexure which are yet to be sanctioned but are in operation) vide notification issued by the Urban Development Department, Government of Maharashtra dated 15<sup>th</sup> October, 1997.

#### Who are eligible for S. R. Schemes :

- a) This scheme is applicable to Slum Colonies which have been already declared or will be declared as slum as per provision of SLUM Act, on Private, Municipal, State Government including Public Undertakings/Authorities, owned lands, within the limits of Greater Mumbai.
- b) Censused Structures which are generally not been declared as SLUMS are also eligible under the above scheme. However, it requires formal declaration of SLUM by respective Competent Land Owning Authority i.e. Municipal Corporation of Gr. Mumbai / State Government. Etc
- c) The Slum Dweller whose name and structure is included in the Voters List on or prior to the electoral Roll of 1<sup>st</sup> January 1995 and presently residing in the slum under development only are eligible under this scheme.

**Eligibility Certificate i.e. Annexure II :** The eligibility certificate will be issued for and by the authorities described as under :-

OWNERSHIP OF LAND		ISSUING AUTHORITY
1)	Private Land )	Addl. Collector (Encroachments)
2)	Government Land )	Addl. Collector (Encroachments)
3)	Municipal Corpn. Of Greater Mumbai )	Assist. Municipal Commissioner / (Ward Officer) concerned / Addl. Collector (encroachment)
4)	MHADA )	Chief Officer , MHADA / Addl. Collector (encroachment)
5)	MIDC )	Estate Manager/Chief Officer MIDC.
6)	Port Trust )	Addl. Collector (Encroachment)
7)	MMRDA )	Addl. Collector (Encroachment)

**Eligibility for redevelopment scheme :**

a) For redevelopment of slums including pavements, those inhabitants' whose names and structures appear in the electoral roll prepared with reference to 1st January, 1995 or a date prior thereto, and where the inhabitants continued to stay in that structure, till they are rehabilitated in 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.

c) 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.

• **Definitions of Slum, Pavement, and Structure of hut etc. :**

**Slum Area :**

- 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 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.

**Pavement :**

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.

**Structure :**

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, up to 1st January, 1995 and regardless of the number of persons, or location of rooms or access.

**Composite Building :**

A composite building shall mean a building comprising both rehab and free-sale components or part thereof in the same building.

**Censused :**

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.

**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.

### **Denotification of 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.

### **SLUM REHAB COMPONENT ON NON-BUILDABLE AND RESERVATION PLOTS :**

- a) If the plot is encumbered by SLUMS to the extent less than 25%, NO, scheme will be permitted
  
- b) A plot area up to 500 sq. mtr. independently located or in eluster if occupied by existing Slums the plot will have to be cleared by shifting Slum Dwellers.
  
- c) In case where the Slum is on more than 25% of the plot and is located at one side of the Reserved plot, the unencumbered portion of the reserved plot shall not be reduced and shall not be treated as part of the scheme.
  
- d) While proposing Rehab Component on an encumbered Reserved plot, 33% of such encumbered portion of the plot shall be kept open and handed over to the Corporation, thereby the scheme should be proposed on 67% balance encumbered portion of the plot. However, 100% of permissible FSI will be permitted to the extent of encumbered plot only.

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## CHAPTER - SIX

### • RIGHTS, RESPONSIBILITIES, & LIABILITIES OF THE HUTMENT DWELLERS Vis-a-Vis DEVELOPERS •

#### 1) Rights :

- i) 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 tenements having a carpet area of 20.90 Sq. Mts. (225 Sq. Ft.).
- ii) Every eligible slum dweller is entitled for transit accommodation free of cost during course of Construction either on site or off site if required. However the electricity and water charges so consumed shall be borned by the individual slum dweller occupying such transit accommodation.
- iii) Even those structures having residential areas more than 20.90 Sq. Mts. will be eligible only for 20.90 Sq. Mts. of carpet area shall mean exclusive of all areas under walls including partition walls if any in the tenement. Only 20.90 Sq. Mts. carpet area shall be given and if proposal contains more area, it shall not be taken up for consideration.
- iv) All eligible hutment dwellers taking part in the slum rehabilitation scheme shall have to be rehabilitated according to the provisions of S. R. Schemes. It may be in-situ and in the same plot as far as possible.

- v) 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 the same plot but will be rehoused in-situ but in other available plots and in accordance with S.R.S. Regulations.
- vi) 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 and 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.
- vii) 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 their present residence.
- viii) In case of doubt or dispute, the decision of the Chief Executive Officer (SRA) or any other Competent Authority appointed by the Government from time to time shall be final and binding on all the parties concerned.
- iv) 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.



## 2) Responsibilities & Liabilities :

- i) Any aggrieved slum dweller may file and appeal with the Chief Executive Officer (SRA) regarding eligibility, after issue of L.O.I. but within 30 days from the date of display of Annexure - II at site. However No appeal shall be entertained by C.E.O. (SRA) thereafter.
- ii) An individual agreement shall be entered in to by the owner / developer /co-operative housing society /NGO with the eligible hutment-dwellers of each structure in the slum-pavement.
- iii) The individual agreement entered into between hutment-dwellers and the owner/developer/co-operative housing society /NGO shall be in the joint names of the head of the family hutment-dweller and spouse for every structure.
- iv) It shall be the duty of the slum dweller to handover vacant & peaceful possession of his/her structure required to be demolished & shift to the transit / permanent accommodation provided as the case may be.
- v) It is a liability of the slum dweller to handover vacant and peaceful possession of the transit accommodation / structure to the builder/society and shift to permanent rehab tenement immediately after the Occupation Permission is granted.
- vi) The Slum Dwellers shall ensure that the necessary agreement is executed between him / her with the Developer / Society for the permanent rehabilitation accommodation before handing over the possession of his / her Slum Structure to the Developer / Society and before shifting to transit accommodation as the case may be.

vii) 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 hutments-dwellers. The details about the specific tenement allotted should be given to the hutment-dwellers preferably before shifting them to the transit tenement. The allotment should be carried out in presence of the officer of Assist. Registrar of Societies (SRA).

### **3) Provisions for and against Unwilling Hutment Dwellers :**

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 such unwilling hutment dwellers 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 will be used for accommodation to other pavement-dwellers and slum dwellers.

vii) A pitch of about 3m X 3.5m will be given to such unwilling slum dwellers elsewhere if and as and when available, however construction thereon will have to be done by such dweller on his own.

#### **4) Restriction on transfer of Rehab-tenements :**

i) The tenements allowed under Rehabilitation of this scheme cannot be sold/leased/assigned or transferred by such allowtee in any manner whatsoever, for a period of 10 (ten) years from the date of allotment/possession of such tenement.

ii) In case of breach of any of the conditions, except transfer of tenement to legal heir, such tenement will be taken over by Slum Rehabilitation Authority.

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## CHAPTER - SEVEN

### • INCENTIVE MEASURES •

For the speedy and successful implementation of Slum Rehabilitation Schemes in Gr. Mumbai, The State Govt. has announced supportive incentive measures, to facilitate all concerned in completing the projects as fast as possible; appearing hereunder : -

#### **1. 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 tenements buyers. A checklist of documents required to be submitted with the application for registration is available with SRA Office. Once the scheme has been approved by SRA the promoter should take steps for registration of the co-operative society of the slum-dwellers from the Assist. Registrar of Co-op. Societies (SRA), who is designated for this job and having office in S.R.A. office premises.

#### **2. 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.

### **3. 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. Mts. of land for both the rehabilitation and free-sale components. The question of lease in case of private land owner 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 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. The 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.

### **4. Reduction in Stamp Duty :**

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 substantial amount.

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/- (Rupees One Hundred) only.

### **5. 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 be substantial amount, and it would be quite difficult for the slum-dwellers to bear this burden. 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% and above of the prevailing rates of property taxes. The Government Notification dated 7th November, 1997 for the purpose is appearing herein below : -

**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 Government of Maharashtra.

## **6. 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 against those non-participant slum dwellers, under the relevant provisions including sections 33 and 38 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971, and amended from time to time to remove such non-participating slum dwellers.

## **7. U.L.C. Clearance :**

Under the Urban Land (Ceiling & Regulation) Act - 1976, the buildable lands (above 500.00 Sq. Mtr. in Gr. Mumbai limits) even through occupied by slum are treated as Surplus Vacant Land; and needs clearance / exemption from the competent Authority.

Specially for the Slum Rehabilitation Schemes, the State Govt. with special notification dt. 9.3.1998 appointed the Chief Executive Officer (SRA) as the Competent Authority, empowering him to issue necessary clearance / exemption under section 20 (1) (a) of ULC Act 1976. As such the applicant for Slum Rehabilitation Schemes can easily obtain ULC clearance at SRA office itself.

## 8. Registration / License to Practicing Professionals : -

There is no separate registration or License required for the concerned professionals connected to any S.R.S. proposals. The Chief Executive Officer (SRA) accepts the Registration / License issued by the following authorities to respective professionals as stated below : -

Professional	:	Registration / Licensing Authority
i) Architect	:	Council of Architecture (COA)
ii) Licensed Surveyor	:	Municipal Corporation of Gr. Mumbai
iii) Regd. Site Supervisor	:	_____ " _____
iv) Consulting Structural Engineer	:	_____ " _____
v) Licensed Plumber	:	_____ " _____
vi) Licensed Electrical Contractor / Engineer	:	B.E.S. & T. Undertaking (City) B.S.E.S. Ltd. (Suburbs) M.S.E.B. (Partly for Eastern Suburbs)
vii) Regd. Valuer	:	Registered with Central Board of Direct Taxes / ITO Authority.

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## CHAPTER - EIGHT

### • PROPOSAL OF SLUM REHABILITATION SCHEME • (BY CO-OP. HOUSING SOCIETY OF SLUM - DWELLERS)

#### • Eligibility :

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.

#### • Formation of Co-op. Hsg. Society by slum dwellers :

i) 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 Rs. 1/- as entrance fee and to open account in Mumbai District Central Co-operative / Maharashtra State Co-operative Bank Ltd (any branch)

ii) The Managing Committee of proposed as well as registered Co-op. Hsg. Society of hutment dwellers, shall have women members to the extent of 1/3 (one third) of the total strength and of actual members on such committee at any time.

**• Duties and Responsibilities of The Chief Promoter :**

- i) 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.
  
- ii) While undertaking the survey, they should collect the information of the proposed members/slum-dwellers and fill up Annexure-II prescribed by SRA.
  
- iii) The chief promoter and officer 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 resolution 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.
  
- iv) 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.

v) 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.

vi) 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. In the slum rehabilitation scheme, the promoter is required to deposit Rs. 20,000/- 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/- or Rs. 560/- per Sq. Mtr. as the case may be as infrastructural charges 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 installments of such payments have been provided by SRA.

vii) 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.

- **Submission of proposal to SRA :**

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 made available hereafter.

- **Annexure - I :**

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.

- **Annexure - II :**

Annexure -II gives the details of land occupied by the slum-dwellers, number and type of structures such as Residential, Residential - cum -Commercial, Industrial, Commercial, Amenity structures etc. and the list of eligible and non-eligible occupants and consent of slum-dwellers to join the scheme. Earlier the promoter / co-operative housing society had to first approach to the different Competent Authorities namely Additional Collector (Encroachment) 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.

Note : - 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.

• **Annexure - III :**

Annexure-III is prescribed to assess the final 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 are appearing hereafter.)

• **Pre-scrutiny & Acceptance of Proposal :**

- i) After checking of pre-requisitions documents submitted, by a designated engineer of SRA, to ensure completeness of the proposal submitted, so far as documents are concerned, proposals are accepted.
- ii) Then a computerised file number is allotted to the scheme on payment of scrutiny fees, charges etc. as are appearing hereafter in separate chapter.
- iii) Upon acceptance of proposal, the scrutiny and the processing of Annexure - I, II and III shall start simultaneously for the Building Permission, Eligibility Certification, and clearance from Accounts and Finance Wing respectively.

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## CHAPTER - NINE

### • POLICY GUIDE LINES FOR DEVELOPMENT PLAN OF GR.MUMBAI FOR IMPLEMENTATION OF SLUM REHABILITATION SCHEME •

(Extract of Govt. Notification No. TPB-4391/4080(A)UD-11(RDP) dt. 3.6.1992)

Following guidelines are 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 herein below :

#### • Category I : (Not Reserved Private Lands)

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 in to 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 applied 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 : (Lands designated for Non-buildable Reservations)**

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 per cent of the area under such non-buildable reservations. Where the area occupied by existing slum is less than 25 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 up to 1000 Sq. Mts. 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. Mts. and above such sites may be allowed to be developed for slum redevelopment in accordance with sub-regulation (10) 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 : (Lands designated for Buildable Reservations)**

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 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 : (Buildable Reservations As per DCR - 9 (Table - 4)**

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) Regulation 33 read with Appendix-IV of the said Regulations.

• **Category V : (Existing Slums of PH & HD Lands)**

The Category shall consist of lands occupied by existing Slums, described 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 Dishoused.

• **Category VI : (Existing Slums on D. P. Roads / Setback etc.)**

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 : (Existing Slums no Covered by any above category)**

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 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 will apply to draft or Final Development Plans of all wards in entire limits of Greater Mumbai.

- **Existing Slums :**

“Existing Slums” 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 Mumbai, 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.

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## CHAPTER - TEN

### • WORKING OF REHABILITATION AND FREE SALE COMPONENT •

(Salient Features of computation of FSI, Tenement Density E

#### A) F.S.I. & its permissible Ratio :

- i. FSI for rehabilitation of eligible slum/pavement-dwellers include the FSI for the rehab component and for the free sale component. The ratio between the two components shall be as laid down herein below.
- ii. Built-up area for Rehabilitation component shall mean a sum of total built-up area required for the Rehabilitation of eligible Slum-dwellers and P.A.P. Tenements, excluding areas of common passages (up to 2 Mt. in width), welfare centre/s, Balwadi/s, Society Office/s, incentives commercial area/s (if any), and eligible amenity structure/s (if any) applicable as per policy from time to time.
- iii. In Island City, if rehab component is 10 Sq. Mts. of built-up area, then as additional 7.5 Sq. Mts. built-up area will be permitted so that this additional 7.5 Sq. Mts. can be utilised for disposal in the open market to subsidise the rehab component.
- iv. In suburbs and extended suburbs, if rehab component is 10 Sq. Mts. of built-up area, then an additional 10 Sq. Mts. of built-up area will be permitted so that this additional 10 Sq. Mts. can be utilised for disposal in the open market to subsidise the rehab component.

v. 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. Mts. of built-up area, then an additional 13.33 Sq. Mts. of built-up area will be permitted and this area of additional 13.33 Sq. Mts. can be utilised for disposal in the open market and the rehab component subsidised.

Permissible sale component vis-a-vis rehab component in various parts of Gr. Mumbai is tabulated below : -

Sr. No.	Part of Gr. Mumbai	Rehab Component	Sale Component
1	City	10.00 Sq. Mt.	7.5 Sq. Mt.
2	Suburbs	10.00 Sq. Mt.	10.00 Sq. Mt.
3	Difficult Areas as defined in section 3.9 of Appn - IV, of DCR - 33 (10) viz. Dharavi.	10.00 Sq. Mt.	13.33 Sq. Mt.

vi. Provision hereinabove shall also apply to the sites where the Slum Rehabilitation Project of eligible pavement dwellers will be implemented.

vii. FSI to be sanctioned on a Slum Rehabilitation Project on a site may exceed 2.5.

viii. The computation of FSI shall be done for both rehab and free sale components in the normal manner, that is giving the benefit of what is set down in D.C. Regulation No. 35(2).

ix. If the existing tenement density is more than 650 per hectare, Govt. in Urban Development Department may allow FSI consumption in Situ to be exceeded up to the sanctioned FSI but not exceeding 3.00 FSI. In such cases the difference between sanctioned higher FSI and 3.00 if any, will be made available in the form of Transferable Development Rights (TDR) in accordance with the provisions of Appendix - VII-B.

x. If the tenement density of existing eligible slum dwellers exceeds more than 500 tenements per net hectare, deduction of deductible R. G. as per DCR - 23, is not insisted.

## **B) T.D.R. Provisions :**

### **Maximum FSI permissible for consumption on the plot :**

- i. 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 or 3.00 as in case may be and the difference between sanctioned higher FSI and 2.5 if any, will be made available in the form of Transferable Development Right (TDR).
- ii. Notwithstanding the provisions stated hereinabove, on account of constraints such as height restrictions, uneconomical site conditions, etc. if the full 2.5 or 3.00 as the case may be FSI cannot be used on the same site, TDR may be allowed as may be necessary even without consuming FSI up to 2.5/3.00 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.
- iii. 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 free sale 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.



**C) Tenement density (including Non-Residential Units) :**

i. 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 or pavement-dwellers or slum dwellers from other slums.

ii. 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 of Appendix IV of DCR 33(10).

**D) Amalgamation /Subdivision of plots :**

Any land declared as slum rehabilitation area or on which slum rehabilitation project has been sanctioned, if its 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 S. No. or F. P. No. for which no separate approval for amalgamation / subdivision of land would be necessary.

### **E) Boundaries of Plot :**

- i. 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.
- ii. 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.
- iii. 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 free sale component. The plot area and the built-up area in terms of square mts. on the said plot shall be separately mentioned in the lease agreements and Record of Rights.
- iv. 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 the plot.

### **F) 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 F-(i) above.

**G) Existing Commercial Activities / Areas :**

i. 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 License under the Shops and Establishment Act, Electricity bills, Photo pass etc.

ii. 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.

iii. Built-up area for commercial / office / shop / economic activity up to 20.90 Sq. Mt. (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. Mts. 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.

iv. Such area may be allowed on any side of the plot abutting 3.0 mts.-wide pathway and deriving access from 3.0 mts.-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.

#### **H) Non-conforming Activities :**

All activities which were previously existing shall be allowed to be relocated regardless of the non-confirming 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.

#### **I) 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.

#### **J) Incentive Commercial Areas for Society and NGO :**

i. 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.

ii. 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-Government Organisation in consultation with the co-operative housing society.

### **K) Welfare Hall, Balwadi, Society Office and Religious Structure :**

- i. There shall be one welfare hall in each project as part of the rehabilitation component. It shall be at the rate of 20.90 Sq. Mts. 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.
- ii. One Balwadi in each project shall also be provided for in a similar scale.
- iii. An office for the Co-operative Housing Society for entire rehab component shall be constructed in accordance with D. C. Regulation No. 38 (11). However if the number of Rehab tenements exceeds 100 then for every 100 Rehab tenements such additional society office shall be constructed. Other social infrastructure like School, Dispensary, Gymnasium run by Public Authority of Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area.
- iv. A Religious structure/s existing prior to redevelopment, if allowed in accordance with the guidelines issued by Government from time to time shall be allowed as part of redevelopment and its area shall not exceed the area that existed prior to redevelopment.

#### **Notes :**

- i. All the areas underlying welfare hall/s, society office/s, 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 be a part of rehabilitation component and it is on this basis the free sale component will be computed. These provisions shall apply to construction of transit camps under D. C. Regulation 33 (14) also.
- ii. Welfare centre/s, society office/s, balwadi/s and religious structure/s and other social infrastructure like School, Dispensary, Gymnasium run by Public Authority of Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area in the rehab component, shall not be counted towards the FSI even while computing 2.5 FSI on site.

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## CHAPTER - ELEVEN

### • CONVERSION OF OLD (SRD) TO NEW SCHEME (SRA) •

Where there is an application for conversion of the old project of slum redevelopment (SRD) into the new scheme (SRA), it shall be considered only if the development is not completed under old scheme, and full occupation certificate has not been given to the scheme and provided that the applicant is agreeable to comply with the conditions relating to the payment of deposit of Rs. 20,000 per rehab tenement and Rs. 840/- (for city) or Rs. 560/- (for suburbs) per Sq. Mt. towards infrastructural charges, and subject to the terms and conditions as specified below : -

- a) All slum dwellers eligible on the basis of Electoral Roll of 1.1.1995 should be accommodated. The developer / society should submit the list of beneficiaries certified by Competent Authority with reference to the Electoral Roll of 1.1.1995.
- b) The developer /society may at their option provide Balwadi, Welfare Centre and Society Office in the rehab component of the approved scheme. However, if it is technically feasible, efforts should be made to provide the same.
- c) If the tenements density is less than that prescribed under D. C. Regulation the developer may at his option provide the P.A.P. 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 slum dwellers 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. Mtr. for the area over and above the normal permissible FSI of the zone.
- g) If the work is already 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., as far as possible.
- 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 :
  - a) Balwadi, Welfare Centre or Society Office,
  - b) increase in the Built-up area of rehab in order to provide 225 Sq. Ft. carpet area tenement and
  - c) 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 area over and above the area to be constructed in situ at site as mentioned in (j) herein above.
- l) The Architect and the Developer should submit their conversion proposal on the basis of above Policy and engineering staff should scrutinize and process the proposal accordingly.
- m) This policy shall also apply to all such schemes which have already been converted from old schemes to new SRA schemes.

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## CHAPTER - TWELVE

### • CLUBBING OF TWO SCHEMES APPROVED UNDER SRD & SRA •

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 SRA rules so as to avail the benefit of interchanging the Rehab and Sale components within the schemes without exceeding the FSI of 2.5 on the respective plot.

One such case requesting clubbing of one S.R.D. scheme of Bandra with one SRA scheme of Santacruz of one of the same developers was therefore discussed in detail in H.O.D. meetings held on 13.7.99 and 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. and 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 FSI 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. and 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 that :-

- 1) The developer of both the scheme 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 Rule 33 (10), of DCR - 1991 for Gr. Mumbai.
- 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 and Sale components in both the schemes can be allowed without insisting for revised Annex. - I, for S.R.D. scheme; provided that 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 of the schemes.
- 8) The consent of the slum dwellers affected by clubbing and inter changing of Rehab and sale component shall be submitted to SRA.
- 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 slum dwellers affected by clubbing of the schemes.
- 10) No extraordinary concessions in open spaces as well as parking requirements shall be permitted for construction of additional sale area that can be made available due to clubbing of schemes.

\* \* \* \* \*

## CHAPTER - THIRTEEN

### • S. R. SCHEMES ON D. P. RESERVATION LANDS • AND T. P. PLOTS

#### **Slums on Development Plan Reservations :**

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.

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.

Any plot under non-buildable reservations admeasuring only up to 500 Sq. Mts. may be cleared by shifting the slum-dwellers from that site.

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.

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 per cent 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.

Where D.P. 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.

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.

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 slum can be combined and located in any portion 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.

## **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.

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.

In case of a slum rehabilitation project adjoining railway tracks, a boundary wall of minimum 2.4 mts. in height shall be constructed.

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## CHAPTER - FOURTEEN

### • RELAXATIONS FOR BUILDINGS AND OTHER REQUIREMENTS IN S. R. SCHEMES •

To give incentives for successful implementation of Slum Rehabilitation Schemes and to make it financially viable, the State Govt. have given following relaxations in building/s and other requirements.

#### **A) Rehab Component :**

1. A multi-purpose room shall be allowed with size up to 12.5 Sq. meters with a minimum width of 2.4 meters
2. Separate kitchen shall not be necessary. Cooking space(alcove) shall be allowed without any minimum size restrictions. Where a separate kitchen is provided , the minimum area shall be 5 sq. meters
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.
4. In water closet, flushing cisterns shall be essential and toilets without this provision may not be permitted. Water closet seat shall be of a minimum length of 0.46 meters (18 inches)
5. A spite tank and soak pit and or filter bed (if required) shall be permitted with a capacity of 150 liters per capita, where the municipal services are likely to be available within 4-5 years.
6. The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the general high flood level.
7. Single fight staircase, having a width of not less than 1.2 metre, without landing between floors shall be permitted.

8. In the rehab component, lift shall not be insisted upon for ground plus five upper floors.
9. The provisions in DCR 38(32) relating to balcony will apply to the scheme with the following modifications. There shall be no restriction on Zone, however balcony shall not reduce marginal open space to less than 1.5 meters. For calculating of Rehab unit area of 20.90 sq. meters, the area of the balcony can be included.
10. Areas of common passages not exceeding 2.0 metres in width provided in rehab component to give access shall not be counted towards FSI even while computing 2.5 F.S.I. on site.
11. Front and marginal open spaces :- Irrespective of the height of the building in the rehab component or composite building, the front sides and rear and marginal open space shall be 1.5 meter for these buildings.
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 meters, provided it is not an express highway or road wider than 52 m.
13. Where the location of the plot abuts a nallah, the marginal open space along the nallah shall not be insisted upon beyond 3.0 meters from the edge of the trained nallah.
14. The distance (open space) between any two buildings shall not be less than 3.0 meters.
15. If the building is more than ground plus 7 floors, the marginal open space shall be increased at the rate of 1 meter per floor from 8th floor onwards (This provision is not operative).
16. A composite buildings shall contain at least 50 per cent of the built-up-area as rehabilitation components, provided that it shall be reduced to 40 percent for the projects in difficult areas.

17. Wherever more than minimum front and marginal open spaces have been provided, such additional area provided beyond minimum marginal open spaces may be considered as part of the amenity open space in the project comprising both rehabilitation and free sale components, and without charging any premium, in relaxation of the stipulations in DC Regulation No. 23 wherever necessary.
18. Pathways and means of access:- The ratio between the length of the pathway and the width thereof shall be as follows.

Length		Width
Up to 20 meters	.. ..	1.5 meters
Up to 30 meters	.. ..	2.0 meters
Up to 40 meters	.. ..	2.5 meters
Up to 50 meters	.. ..	3.0 meters

19. Between the dimensions prescribed for the pathway and marginal distance, the larger of the two shall prevail. The pathway shall act access wherever necessary. The building shall be permitted to touch pathways.
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 up to 25.00 Mtrs. including stilts. High rise building shall be permitted even with an access of 6.0 metre width, which is adequate for the passage of a fire tender.



21. Only because of use of stilt in the rehabilitation building, if the height increased beyond 24m. it shall not be considered high-rise building for the purpose of Fire Prevention regulations (This provision is not operative).
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.
23. Premium shall not be charged for exclusion of staircase and lift-well etc. as covered under the provision of DC Regulation 33(2)(c).
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).

**B) Free sale component :**

- 1) Relaxations contained in sub-regulation No. 12,13,19,20,20,22 above, as well as other necessary relaxation shall be given to the free sale components, on payment of 10 percent of the normal premium, both in the Island City, and also in the suburbs and extended suburbs.
- 2) 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.

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## CHAPTER - FIFTEEN

### • SLUM TDR (TRANSFER OF DEVELOPMENT RIGHT) • (REGULATIONS, PROCEDURE AND UTILISATION)

#### [PART - A (DCR - 33 (10))]

##### 1) Generation of Slum TDR :

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 F.S.I. if any, in excess of 2.5 or as may be specifically permitted by the Chief Executive Officer, Slum Rehabilitation Authority.

1. DRC (Development Right Certificate) for the TDR will be issued by the Commissioner. Brihan Mumbai Municipal Corporation himself on recommendation by Chief Executive Officer Rehabilitation Authority. The F.S.I. credit in Square Meters of built-up area will be stated in figures and in words, and the place where T.D.R. is earned.

2. The built-up area for the grant of DRC shall be equal to the F.S.I. of the sanctioned Slum Rehabilitation Project allowed to be taken in the form of T.D.R.

3. 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.

4. A DRC will be issued only on the satisfactory compliance with the conditions prescribed.

5. If the holder of a DRC intends to transfer the T.D.R. 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 in such event T.D.R. will be available for use only by the original holder.

6. A holder of a DRC who desires to use the FSI credit certified therein on a particular plot shall attach valid DRCs to his application for development permission to the extent required

## **2) Where Slum T.D.R. Can Be Used :**

Notwithstanding any provisions contained in Appendix VII –A, of DCR-1991, 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.

(c) On any plot in Non-Receiving Corridors as defined in D.C.R. 1991 detailed below : -

i) Between S.V. Roads & Western Railway & between Western Railway and Western Express Highway in WESTERN SUBURBS.

ii) Between L.B.S. Marg and Eastern Express Highway in EASTERN SUBURBS.

iii) Within 50 Mtrs. of restricted corridor roads, as defined.

(d) There will be no restriction of Zones on which T.D.R can be received i.e. Residential. Commercial. Industrial.

(e) The D.R.C may be used on one or more plots of land whether vacant or already developed by proposing additional floors or in any other manner consistent with these regulation but not so as to exceed 100 per cent over and above permissible F.S.I. in he Zone i.e. maximum 2.00 (1.00+1.00)

(f) Any D.R.C receiving plot shall not be eligible for more than 100 per cent additional F.S.I. in the form of T.D.R. in which combination T.D.Rs. are received, provided that minimum 20 percent of such additional F.S.I. shall be mandatory for the T.D.R. generated as surplus out of Slum Rehabilitation Schemes. Such T.D.R. of the SRA scheme could be from Slum Redevelopment, or D.P. Roads affecting T.D.R receiving plot.

**Note :-** Wherever T.D.R. arising out of Slum Rehabilitation Project is received all the relaxations as required shall be permitted for utilisation of Slum T.D.R. on the same basis as for Free Sale Component in the Slum rehabilitation project.

### **3) Where Slum T.D.R. Can Not Be Used :**

A DRC shall NOT be valid for use on receivable plots in the areas listed below:-

- i) Island City.
- ii) Coastal Regulation Zone-1 and areas in NDZ., TDZ and the areas for which the MMRDA has been appointed as Special Planning Authority.
- iii) On plots where Slum Rehabilitation Projects have been taken up or S. R. Schemes are possible.
- iv) Area where the permissible F.S.I. is less than 1.0 except "M" Ward.
- v) Heritage Buildings and precincts notified under Regulation No. 67 of DCR - 1991.

#### **4) Other Special Provisions :**

- i. 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 the sub-regulation 9 and 10 above.
- ii. The DRC may be used on one 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.
- iii. Any TDR receiving plot shall not be eligible for more than 100 percent 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, D. P. reservations or DP Road going through TDR receiving plot.
- iv. 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.
- v. 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.
- vi. 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.
- vii. 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.

### 5) Releasing of Slum T.D.R. U/s 33 (10) of DCR :

If full 2.5 F.S.I. cannot be used on the same site on account of constraints such as height restrictions, uneconomical site conditions etc. T.D.R. may be allowed as may be necessary even without consuming F.S.I. up to 2.5 on the same site.

Such T.D.R. will be released by S.R.A. as under : -

- i) 50% : After virtual completion of Rehab Component / Building.
- ii) 40% : After Occupation Permission is granted to Rehab Component / Building.
- iii) 10% : On virtual completion of the Project and its effects are recorded in City Survey Records.

### **PART - B (Clause 3.11 of DCR - 33 (10) & DCR - 33-14)**

Slum T.D.R. can be availed under the provisions of clause no. 3.11 of DCR-33 (10) & DCR-33 (14), specifically generated out of construction of P.A.P. tenements only.

The salient features of this scheme are as under : -

**1) Agencies :** Basically the scheme involves following 3 agencies i.e.

**i) Project Implementing Authority (PIA) :** This can be any public/statutory body who intends to vacate their land/s encumbered by slum so that such vacated land/s can be made available to them for the implementation of any vital public project; provided that they are prepared to undertake to take over P.A.P. tenements constructed elsewhere for shifting and giving permanent alternate accommodation to existing slum dwellers on their such land/s.

**ii) Developer :** Any construction agency who undertake to construct PAP tenements on any vacant plot of land, and agree to hand over the same free of cost to respective Project Implementing Authority (PIA), against getting equivalent / permissible TDR from the appropriate authority, on the terms and conditions as applicable some of which are appearing hereafter.

**iii) SRA :** The Slum Rehabilitation Authority, alternatively can take over such PAP tenements from the Developer and handover said tenements to any such Project Implementing Authority (PIA) to enable them to rehabilitate the slum dwellers from their land/s affected by any vital public project.

## **2) Tripartite / Bipartite Agreement :**

Tripartite / Bipartite Agreement is required to be executed between the P.I.A. and / or Developer and SRA, for the purpose, after approval of the scheme and issue of LOI by the Slum Rehabilitation Authority.

## **3) Acceptance of Proposal:**

Slum Rehabilitation Authority shall accept such proposals from the P.I.A. / Developer for the purpose stated above. While accepting the proposal for approval, following requirements are deleted, which otherwise are applicable to Slum Rehabilitation Scheme u/s 33 (10) of DCR : -

### **i) Annexure - II :**

This is Required only for scheme proposal under clause no. 3.11 of DCR - 33 (10). Annexure - II for PAPs shall be issued by such PIA wherever PIA is appointed. In case SRA takes over the tenements then the who undertakes to take over such PAP tenements will have to issue the Annexure - II, prior to Occupation and preferably before release of Phase - II Land TDR, to the extent of 65%.

### **ii) Annexure - III :**

This is Required for schemes under DCR 33(14) only.

### **iii) Gazette Notification :**

Gazette Notification is Not required, since schemes (Slum Declaration) are to be implemented on vacant land/s only. However such Land/s taken over under 3.11 schemes, are required to be declared as "Difficult Areas" under clause 3.19 (ii) of DCR 33 (10) after the schemes are approved on land/s. Further the land so vacated consequent to rehabilitation of existing slum dwellers on it shall necessarily be declared as SLUM.

### **iv) Society Resolution / :**

Not required since the scheme will be Registration, Photos of implemented on vacant land/s. existing slum dwellers etc.

#### **4) Approvals :**

Following mandatory approvals as per procedure laid down for S. R. Scheme u/s 33 (10) are essential for the above proposals : -

- i) Letter of Intent (LOI)
- ii) Layout
- iii) I.O.A. & Approved Plan
- iv) Commencement Certificate (C.C.)
- v) Occupation Permission / Certificate (OCC)
- vi) Building Completion Certificate (BCC)

#### **5) T.D.R. APPLICABLE FOR SCHEMES U/S 3.11 OF DCR-33 (10) :**

i) "Land TDR" equivalent to original potential of the plot is applicable for 3.11 - DCR-33 (10) schemes, and can be availed as per stages decided by the SRA.

ii) "Construction TDR" as per clause 3.5 read with clause 3.11 of DCR 33 (10) in lieu of Sale Component permissible in the project, applicable for 3.11 schemes can be availed as per stages decided by SRA as described hereunder :-



**Stage wise grant of TDR :**

Stage	Particulars of Work	% age
i) Land T.D.R. :		
1	On conveyance of Land in favor of PIA	20%
2	On completion of 50% plinth work	65%
3	On occupation of Rehab component	15%
4	Total of Land TDR	100%
ii) Construction T.D.R. :		
1	On completion of work up to plinth	18%
2	On completion of RCC work up to 3rd slab (for G+5)/4th slab (for G+7) i.e. on completion of at least 50% RCC work of super structure	14%
3	On completion of RCC work up to 6th slab (for G+5) / 8th slab (for G+7) i.e. on completion of 100% RCC work of super structure	12%
4	On completion Masonry work	14%
5	On completion internal plaster work	10%
6	On completion of external plaster, external drainage and water lines of building only and of not of layout	7%
7	On completion of Flooring and internal plumbing works except sanitary ware fittings	12%
8	On completion of Drainage layout, Water mains, Electricity Installations, Windows, Doors, Paintings, Polishing of floors, Lifts, Balance, RCC work etc. i.e.	11%
9	On completion of building work and obtaining OCC	
10	After defect liability period of 2 years is over	2%
11	Total construction TDR	100%

**Notes:**

- i) TDR applicable as above at various stages can be availed on PRORATA basis subject to that the quantum of TDR so requested shall not be LESS than 1000 Sq. Mtrs. at any time.
- ii) The ' Transit component ' shall be handed over to SRA before requesting occupation permission for ' 50% Sale competent ' in the schemes under regulation 33 (14) of amendments in DCR - 1991.

**6) Calculation methodology for 3.11 schemes :**

Sample Area Calculations under this scheme are described in the following TABLE:-

Sr. No.	Description	Area in Sq. Mtrs.
1	Gross Plot Area	20000.00 Sq. Mtr.
2	Deduct :Reservations actually implemented a) R. G. (non-buildable) b) Mun. Primary school (Buildable) (plot area) c) D. P. Road d) NDZ (Carved out plot) e) Total	1000.00 Sq. Mtr. 1000.00 Sq. Mtr. 1000.00 1000.00 Sq. Mtr. 4000.00 Sq. Mtr.
3	Balance Plot Area	16000.00 Sq. Mtr.
4	Deduct : 5% Amenities as per DCR-27 on gross plot area (i.e. 5% of 20000.00 Sq. Mtr. (If applicable)	1000.00 Sq. Mtr. (not applicable in view of resvn. area > 5% but presuming to be applicable)
5	Net plot area (Tenement density to be calculated on this plot area)	15000.00 Sq. Mtr.
6	Less : 15% R. G.	2250.00 Sq. Mtr.
7	Balance plot for FSI purpose	12750.00 Sq. Mtr.
8	Add for D. P. Road / Setback	1000.00 Sq. Mtr.
9	Total plot area for FSI purpose	13750.00 Sq. Mtr.
10	Max. FSI permissible on plot	2.5
11	Max. BUA permissible on plot	34375.00 Sq. Mtr.
12	Min. no. of PAP t/s reqd. (15000 X 0.05)	750 nos.
13	BUA proposed on plot for Rehab a) 750 X 25 = 18750.00 Sq. Mtrs. b) 8 nos. X {25 - [(20/20.90)X25]}=8.64 Sq. Mtrs. (Excess society office) c) Total 18750 + 8.64 = 18758.64 Sq. Mtrs.	18758.64 Sq. Mtr.
14	Balwadi + Welfare Centre + Society Office (inclusive of excess area) + Passages a. B/w = 8 X 25 = 200.00 Sq. Mtr. b. W/c = 8 X 25 = 200.00 Sq. Mtr. c. S/o = 8 X 25 = 200.00 Sq. Mtr. d. Passages=15% of (18750+200+200+200 = 19350) = e. Total = 3500.00 Sq. Mtr.	2900.00 Sq. Mtr. 3500.00 Sq. Mtr.
15	Rehab component {13 (a) + 14} Total =	22250.00 Sq. Mtr.
16	Sale component construction TDR admissible {(15) X 1.33} as per clause 3.5 read with 3.19 (ii) of DCR 33 (10)	29592.50 Sq. Mtr.
17	Total BUA approved for the project(13)+ (16)	48351.14 Sq. Mtr.
18	FSI for the project (17) / (9)	3.516
19	Land TDR { [ (5)-(Area under encroachment) + (loaded area of road if any) ] X 1.00 } (15000-nil + nil = 15000)	15000.00 Sq. Mtr.

**Note** : - Number of tenements for Balwadi, Welfare Centre and Society Office shall be worked out @ 1 (one) tenement per 100 Rehab tenements.

**7) Payments (other than usual payments applicable for Building proposal) :**

**a) MAINTENANCE DEPOSIT :**

Formula : -

No. of Rehab tenements inclusive of Amenities t/s X Rs. 20,000/- each =  
 $750 + 8 + 8 = 766 \times \text{Rs. } 20,000/- = \text{Rs. } 1,53,20,000/-$

(This is payable proportionate to sale incentive FSI granted at various stages)

**b) INFRASTRUCTURAL CHARGES :**

The Infrastructural charges for BUA of project over and above zonal FSI X Rs. 840/- or Rs. 540/- per Sq. Mtr. is payable to SRA as the case may be.

Sample calculations :

Presuming the scheme is in city limits, then following will be sample calculations of infrastructural charges for the above project.

Formula : -

$(48351.14 \text{ M}^2 - 13750.00 \text{ M}^2)$  (presuming zonal FSI =1.00) X Rs.840/- per M<sup>2</sup>  
 $34601.14 \text{ M}^2 \times \text{Rs. } 840/- = \text{Rs. } 2,90,64,957.60 \text{ p. Say Rs. } 2,90,65,000/-$

**Note** : - This is payable only after the FSI consumed in the project (which includes BUA on site + TDR issued if any) crosses zonal FSI, and applicable on the area actually in excess of zonal FSI at various stages.

### Other important Notes :-

a) F.S.I. permissible for Slum Rehabilitation Scheme is related to Rehabilitation Component and permitted Free Sale Component as defined herein before in Table of Rehab & free sale Ratio.

b) Maximum permissible F.S.I. inclusive of Rehab Component and Free Sale Component to be consumed shall not exceed 2.5 or 3.00 as the case may be on Gross Plot Area. Any excess F.S.I. over and above 2.5 or 3.00 will not be allowed to be utilised in the Scheme and such Surplus Component F.S.I. will be allowed in the form of TDR to the applicant.

For this purpose, maximum 2.5 / 3.00 F.S.I. as the case may be will be considered on the Gross Plot Area subject to the following :

i) 15% area shall be deducted as Layout R.G. as per DCR no. 23 if the plot area exceeds 2125 sq. mtrs. and tenements Density of Rehab. Component is less than 500 tenements.

ii) 15% R.G. shall not be deducted where existing tenement density is more than 500 Ts per net hectare.

c) For calculating 2.5 / 3.00 F.S.I. as the case may be, area required for Balwadi, Welfare Centre, Society Office, other social infrastructure like School, Dispensary, Gymnasium run by Public Authority of Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area, Common Passage. Corridors up to 2 mtrs. width, Staircase, Lift/Lift passage area and area required for Buildable Reservations shall be deducted from computation of F.S.I.

d) If the Buildable Reservation is constructed and handed over to the appropriate authority, free of cost, under the scheme, the built up area so constructed may be allowed by the Municipal Commissioner M.C.G.M. in the form of T.D.R.

e) TDR so generated under the scheme shall not be permitted to be utilised on any SRA/SRD schemes.

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## CHAPTER - SIXTEEN

### • TEMPORARY TRANSIT CAMPS •

For smooth implementation of Slum Rehabilitation Schemes, practically on each site, construction of Temporary Transit Camps becomes necessity, to facilitate shifting of Slum Dwellers from one place to another within the plot, during the course of construction. The Slum Rehabilitation Authority, considering the requirement as per the site conditions, permits such Temporary Transit Camps, subject to compliance of following conditions and guidelines issued from time to time : -

- 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. Regulations No. 23 on the plot.
- 2) On the slum site itself approved for rehabilitation, multi-storied temporary transit tenement may be allowed to be constructed.
- 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) 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.

5) If a site reserved in Development Plan for any buildable 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.

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 up to 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 structural members.

7) In all such cases where the temporary transit camp is erected, the conditions 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.

The Slum Rehabilitation Authority may alter and or add any additional conditions / requirements, and or can issue policy guidelines from time to time either in specific cases or in general for smooth implementation of Slum Rehabilitation Scheme.

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## CHAPTER - SEVENTEEN

### • PERMANENT TRANSIT CAMPS (PTC) •

- i) Under this scheme tenements for permanent transit camp are permitted on non-Slum / buildable reservation plots.
- ii) The F.S.I. over and above normal permissible F.S.I. of the zone will be permitted for the construction on PTC, as stated below :-
  - a) **F.S.I. Permissible details :-**

Sri No.	Location	Total F.S.I.
1.	Suburbs and extended suburbs	2.5
2.	Difficult Areas ...	2.99
3.	Island City (applicable only to lands belonging to Government and Public Sector Undertaking.	2.33

- iii) Normally permissible F.S.I. of the plot may be used for buildings containing users as permissible under Development plan.
- iv) Open Spaces shall be in accordance with S. R. Schemes.
- v) Minimum Tenement Density Rule is not applicable.
- vi) P.T.C. Scheme is not permissible in Island City for Private Owners.
- vii) In P.T.C. scheme mandatory facilities of Balwadi, Welfare Centre and Society office, other social infrastructures like School, Dispensary, Gymnasium run by Public Authority of Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area shall be provided at par with all the provisions of construction of Rehab Component under S. R. Scheme.
- viii) Additional F.S.I. to be used for construction of P.T.C. shall be handed over to SRA for 10 years, and rent thereto will be decided by CEO (SRA).

- ix) Or Additional F.S.I. can be can be used as shown in the following table :-

Sr. No.	Location	Total F.S.I.	Additional F.S.I.	F.S.I. for Tenements for SRA	F.S.I for free Sale Components
1	2	3	4	5	6
1	Suburbs & Extended Suburbs	2.50	1.50	0.75	0.75
2	Difficult areas comprising of Dharavi and such other areas as may be notified by SRA from time to time.	2.99	1.66	0.71	0.95
3	Island city applicable only to lands belonging to Government and public Sector undertaking.	2.33	1.00	0.57	0.43

**Notes :**

- i) For permanent Transit Camp (PTC) the F.S.I. stated in column no 5 of the above Table shall be handed over free of cost to S.R.A. and only thereafter Occupation Permission and Water Connection will given by the authorities for free sale component.
- ii) 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 other portion shall be given by the appropriate authority.
- iii) The additional FSI shall be permitted also in cases were construction has already taken place consuming full or part of the normally permissible FSI, provided 75% of the occupants / owners have no objection thereto.
- iv) 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.

\* \* \* \* \*



## CHAPTER - EIGHTEEN

### • ISSUE OF BUILDING PERMISSIONS FOR • SLUM REHABILITATION PROJECT

#### **PROCEDURES :**

- 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.
  
- 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.
  
- The Slum Rehabilitation Authority while giving the approval may lay down terms and conditions as may be necessary.
  
- The Slum Rehabilitation Authority shall adopt the procedure laid down in the Maharashtra Regional and Town Planning Act, 1966 for giving building permission to any Slum Rehabilitation Project under this scheme.
  
- 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 Free-sale component subject to the provisions in clause below.

- Correlation between Rehabilitation and free sale components : Building permission, for 10 per cent of built up areas of both the rehab and free sale components may be given simultaneously and thereafter proportionately or as may be decided by the Chief Executive Officer, Slum Rehabilitation Authority.
- 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 free sale component right in the beginning without waiting for any expenditure on the rehabilitation component, but the approval for remaining part of free sale component will be given only after at least 30 percent of rehabilitation component is completed on site.
- As soon as the approval is given to the Project, 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.
- 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.

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## CHAPTER - NINETEEN

### • PLANNING REQUIREMENTS & GUIDE LINES • (REHAB & SALE COMPONENT)

It is essential for each professional to be aware and to understand basic requirements of planning for preparing proposal for Slum Rehabilitation Schemes, based on the guide lines prescribed u/s 33 (10) of DCR-1991 of MCGM, amendments and policy circulars issued by the state Govt. and SRA from time to time. Following is the text of such requirements and guide lines thereto :

#### REHAB COMPONENT :

##### A) Tenement Density :

- i) Minimum tenement density must be achieved at : 500 tenements per net Hectare.
- ii) If the existing tenement density is less than 500 Ts/Ha, then additional number of tenements (of 225.00 Sq. Ft. carpet area each), shall be constructed as P.A.P. tenements, to achieve tenement density of 500 Ts/Ha.
- iii) If the existing tenement density is more than 500 Ts/Ha, then all such number of slum tenements (of 225.00 Sq. Ft. of carpet area each), shall be constructed in situ.
- iv) All non-residential built-up areas shall be included in the computation of minimum density but on scale of 20.90 Sq. Mtrs. of Carpet area being one tenement to be worked out as per following formula :

Total eligible carpet area of all non-residential users = Number of enement  
20.90 Sq. Mtrs. (225.00 Sq. Ft.)

**Notes :**

- a) **The existing tenement density** can be worked out as per following formula:

$$\frac{\text{Total number of eligible slum tenements on site}}{\text{Net Plot area in Ha.}} = \frac{\text{Existing Tenement Density}}{\text{Density}}$$

**b) Net plot area** for this purpose means :

- |      |  |       |           |
|------|--|-------|-----------|
| i)   | Area of the plot   | _____ | Sq. Mtrs. |
| ii)  | Deductions for   |       |           |
|      | a) Set back area   | _____ | Sq. Mtrs. |
|      | b) Proposed Road   | _____ | Sq. Mtrs. |
|      | c) Deductions for physical provision of buildable / unbuildable Reservations | _____ | Sq. Mtrs. |
|      | d) Deductions for 5% amenity Open Space                                      | _____ | Sq. Mtrs. |
|      | e) (Total a+b+c+d)   | _____ | Sq. Mtrs. |
| iii) | Net plot area (i - ii)   | _____ | Sq. Mtrs. |
|      | (for computation of ten. density)  |       |           |
- c) In case there is any Built-up Reservation in the plot if to be constructed and to be handed over then the plinth area of such built-up reservation along with land appurtenant thereto shall be deducted from net plot area for the purpose of calculating tenement density.
- d) If number of PAP tenements works out to less than 10, then SRA can consider the request on merits for Not insisting PAP tenements in such case/s.

## B) Carpet Area Requirements :

### i) **Rehab tenement :**

The Carpet area of Rehab Tenement shall be 225.00 Sq. Ft. (20.90 Sq. Mtrs.) for each residential rehab tenement, inclusive of area of balcony if any, irrespective of area in occupation of the hutment dweller.

- ii) Welfare Centre : One unit of 225.00 Sq. Ft. (20.90 Sq. Mtr.) for per 100 rehab tenements, or part thereof.
- iii) Balwadi : \_\_\_\_\_ As above \_\_\_\_\_
- iv) Society Office : \_\_\_\_\_ As above \_\_\_\_\_
- v) Protected Religious Structure/s other social structures like School, Dispensary, Gymnasium run by Public Authority duly registered with Charity Commissioner : To the extent of its existing area as on 1.1.1995 (as certified in Annexure - II)

## C) Permissible F.S.I. (Floor Space Index) :

### PART - A

- i) In - Situ F.S.I. for S. R. Schemes : up to 2.5.
- ii) Total built-up area of scheme : Net rehab built-up area + Sale built-up area.

### **Notes :**

- a) If the total built-up area (c-ii above) exceeds F.S.I. 2.5, then spill over area over 2.5 is allowed as SLUM TDR.
- b) If the existing tenement density is more than 650 Ts/Ha; F.S.I. to the extent of 3.00 can be permitted on the plot with prior approval of the State Govt.

## PART - B

### **Exclusion of areas from F.S.I. computation :**

#### **a) Rehab component (WITHOUT CHARGING PREMIUM) :**

Built-up area of following units are excluded from F.S.I. computation without charging premium : -

- i) Area of staircase/s, Lift/s, Lift passage/Lobby, as permitted in DCR 35 (2) (c) (optional).
- ii) Areas of common passage / corridors up to 2.00 Mtr. width. However width in excess of 2.00 Mtrs. shall be counted in sale component.
- iii) Area of stilts, Electric Meter Room etc. as specified in DCR - 35 (2).
- iv) Balcony area to the extent of 10% of floor area.
- iv) Areas of :
  - a) Welfare Centre
  - b) Balwadi
  - c) Society Office
  - d) Protected Religious Structure/s, Other social structures like School, Dispensary, Gymnasium run by Public Authority / Charitable Trust duly registered with Charity Commissioner.

#### **b) Sale component (BY CHARGING PREMIUM) :**

- i) Areas of Staircase/s, Lifts and Lift Lobby/s
- ii) Deductions (WITHOUT CHARGING PREMIUM)
  - a) Stilts for parking
  - b) Balcony area to the extent of 10% of floor area
  - c) Electrical Meter Room
  - d) Society office as per DCR 38 (11).

#### **D) Open Space Requirements :**

##### **i) Rehab Component :**

- a) Front (Road Side) : 3.00 Mtr. (Minimum)
- b) Sides & Rear : 1.5 Mtr.(Minimum),and 3.00 Mtrs.  
when shops are opening thereat.
- c) Joint Open Spaces : 3.00 Mtrs. (Minimum)

##### **ii) Sale Component :**

- Front, Sides & Rear : Regular open spaces as per the requirements of clause no. 29 of DCR - 1991.

- iii) **Composite Building** : Open spaces shall be as stated in D (i) (a, b & c ) above, provided that the sale component is either equal or less than rehab component in such building.

#### **Notes :**

- i) In the minimum Open spaces stated above ( except front open space) no projection shall be permitted more than 22. 5 cm. (9") beyond building line.
- ii) For the developments abutting on important roads, the front open spaces may be provided more than 3.00 Mtrs. wherever possible, taking into consideration the adjoining development.

#### **E) Deficiency in Open Spaces (For sale component only) :**

In case of planning constrains / difficulty, the deficiency in open spaces for sale component may be permitted by charging premium at the rate of 10% of the premium rates adopted by the MCGM.

#### **F) Height of Buildings :**

The height of all type of buildings including floor heights in the scheme shall be in accordance with the provisions of DCR-1991.

**G) Height of Compound Wall :**

- i) 1.52 Mtr. in accordance with the provisions of DCR-1991 for both the component.
- ii) 2.4 Mtr. for S. R. projects adjoining to Railway Track.

**H) Balconies :**

- i) 10% of floor area is permissible free of F.S.I. for Rehab & Sale component.
- ii) In sale component additional balcony area if provided over 10%, such additional area of balcony/s shall be counted in F.S.I.
- iii) In composite building 10% of balcony area of entire floor can be proposed only to sale component.
- iv) Hypothetical balconies will be permitted. However its area shall be counted in FSI at one time only.

**I) Accessory Structures :**

All accessory structures i.e. underground Water Storage Tank/s, Pump Room, Over Head water tank, Septic Tank, Soak Pit etc. shall be as per the requirements of water and drainage Dept. of MCGM shall be provided; free of F.S.I.

**J) MODEL EXAMPLE FOR WORKING OF PERMISSIBLE F.S.I :**

**1) Rehab Component**

Built-up Area	-	1000.00 Sq. m.
Add : -		
i) Common Passages	-	100.00 Sq. m.
ii) Built-up area of welfare center	-	25.00 Sq. m.
iii) Built-up area of Balwadi	-	25.00 Sq. m.
iv) Built-up area of Society Office	-	25.00 Sq. m.

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Total Built-up Area of Rehab Component - 1175.00 Sq.m.

**2) Sale component**

i) In City	-	1175 x 0.75	=	881.25 Sq.m.
ii) In Suburbs	-	1175 x 1	=	1175.00 Sq.m.
iii) In difficult areas	-	1175 x 1.33	=	1562.75 Sq. m.

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## CHAPTER - TWENTY

### • LIST OF DOCUMENTS TO BE SUBMITTED •

#### • BY THE ARCHITECT / LICENSED SURVEYOR :

- 1) Letter of Appointment from Society / Developer.
- 2) Supervision memo u/s 337/342, and for Layout / Sub-division etc.
- 3) Certified copy of Valid Registration Certificate from C.O.A. / License issued by M.C.G.M.
- 4) D. P. Remarks
- 5) Plot Area Certificate
- 6) Remarks from AE (Survey) of respective zone
- 7) Project Report in format
- 8) Layout / Building plans for one Rehab-Building
- 9) Annexure - I, II & III
- 10) Remarks of
  - i) C.F.O. wherever applicable
  - ii) E. E. (SWD) \_\_\_ " \_\_\_
  - iii) E. E. ( T & C) \_\_\_ " \_\_\_
  - iv) E. E. (S & D) \_\_\_ " \_\_\_
  - v) Civil Aviation \_\_\_ " \_\_\_
- 11) Demarcation Certificate for D. P. Road / s and D. P. Reservation
- 12) Intimation of Completion of work up to Plinth.
- 13) Building Completion Certificate in format duly laminated along with final completion plans

• **BY THE SITE SUPERVISOR :**

- 1) Letter of Appointment from Owner / Developer
- 2) Supervision Memo in format
- 3) Certified copy of Valid Registration issued by MCGM
- 4) Building Completion Certificate in format

• **BY THE LICENSED PLUMBER :**

- 1) Letter of Appointment from Owner / Developer
- 2) Supervision Memo
- 3) Drainage Completion Certificate

• **BY THE STRUCTURAL ENGINEER :**

- 1) Letter of Appointment
- 2) Supervision Memo in format
- 3) Certified copy of valid registration issued by M.C.G.M.
- 4) Structural Stability Certificate for work up to Plinth
- 5) Final Structural Stability Completion Certificate for entire work duly laminated along with final structural drawings.

• **BY THE OWNER / SOCIETY / DEVELOPER / CONTRACTOR :**

- 1) Letter of Appointment for
  - i) Architect / License Surveyor
  - ii) Structural Design Consultant
  - iii) Site Supervisor
  - iv) Licensed Plumber
  
- 2) Notice u/s 337/347 & u/s 44 of M.R.T.P. Act, and for Layout / Sub-division
- 3) Ownership Documents i.e. Conveyance, P. R. Cards, City Survey Plan.
- 4) Certified true copy of Agreement with hutment dwellers.
- 5) Name, Address and Tel. Nos. of contractor
- 6) Annexure - I, II & III
- 7) Notice of Commencement of work (Appendix XV)
- 8) Affidavit for plot area
- 9) Indemnity Bond for no nuisance
- 10) Indemnity Bond for Part Occupation Permission
- 11) Comprehensive Undertaking for faithful compliance of conditions
- 12) Completion Certificate
- 13) Completion Certificate from the contractor

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## CHAPTER - TWENTY ONE

### • STAGE WISE SUBMISSION OF DOCUMENTS •

#### A) FOR APPLICATION OF LETTER OF INTENT (LOI) :

- 1) D. P. Remarks as per sanctioned development plan.
- 2) Annexure -II / N.O.C. in prescribed proforma from the Chief Promoter / Owner / Developer / NGO along with consent in writing from 70% slum dwellers.
- 3) Copy of Gazette Notification/ Copy of letter from Land Owning / Govt. Authority, that the colony is on their slum records and is a censused slum colony with photo passes etc.
- 4) Detailed remarks from A.E. (Survey) including remarks from CRZ. point of view whether plot falls within 500m from H.T.I. /100m/150m from creek etc.
- 5) Ownership documents for land including P.R. Card, CTS Plan etc and consent letter from the private land owner.
- 6) Annexure - I, in prescribed format, duly filed in and signed.
- 7) Detailed plans including layout and building plans, showing reservations, layout, R.G. internal roads if any, etc along with statement and calculations for Rehab Component with Rehab Built up area and plot area by triangulation calculations.
- 8) Letter of Appointment Architect / Licensed Surveyor, issued by the Owner / Society / Developer.
- 9) Application U /s 44/69 of M.R.T.P. Act duly filled in and signed by owner / Society / Developer.
- 10) Certified Copy of Power of Attorney, Agreement of Development rights and any other documents executed with the developer.
- 11) Owners' / Developers Affidavit in format for plot area.
- 12) Plot area certificate from the Architect.

- 13) Certified Copy of Registration from Council of Architecture/ or Surveyors' License issued by Municipal Corporation of Gr. Mumbai.
- 14) Full name of Developer, their partners, and their Residential and office Address, and Telephone Nos. at both the places.
- 15) Names of women members in Managing Committee and their percentage particular participation, verified by the Chief Promoter/ Secretary.
- 16) Resolution from the society along with copy of extract of minutes showing that more than 70% members attended the meeting and agreed to the proposed slums rehabilitation scheme.
- 17) Project report from Architects / Licensed Surveyor comprising details regarding : -
  - a) Ownership of land
  - b) Plot area
  - c) Access to the plot
  - d) Reservation/Zone
  - e) Layout
  - f) Consent of slum dwellers
  - g) Transit Camp arrangements during Project Period
  - h) Information regarding :
    - i) NOC from owner
    - ii) NOC from Civil Aviation Authority. (wherever required )
    - iii) NOC from C.F.O. ( wherever required )
  - i) Expected time limit for construction of rehab tenements.
- 18) Latest Photographs of existing slum (preferably Birds eye view) showing all the salient features of existing slum such as common amenities, access, nature of colony, etc.
- 19) Documents regarding status of access / right of access.

- 20) Annexure - III, for financial capability from the Developer i.e. Audited Balance Sheet of last 3 years , along with proof having seed capital of at least 20% of the project cost, Details of works carried out by Developers within last five years giving project details, built up area, cost etc.

**B) FOR APPROVAL OF LAYOUT / SUB-DIVISION :**

- 1) Payment of Scrutiny fees
- 2) Notice in format from the Owners / Society / Developer
- 3) Supervision memo in format from the Architect / Licensed Surveyor
- 4) Detailed plans of layout, with proposed building/s, reservations, layout roads, R. G. etc along with statement and calculations of Rehab – Component with Rehab- Built up area and Sale Component & plot area by triangulation calculations.

**Note:** In the application for the approval of Layout / Sub-division the Architect / Licensed Surveyor should mentioned that all related other documents are submitted at the time of application for Letter Of Intent.

**C) FOR APPROVAL OF BUILDING PROPOSAL :**

- 1) Appointment Letter of Architect / Licensed Surveyor.
- 2) Payment of Scrutiny fees
- 3) Notice u/s 337 duly filled in and signed.
- 4) Supervision Memo in format.
- 5) Annexure - II / N.O.C. in prescribed proforma from concerned authority along with plan showing slum structures, boundaries, CTS Nos., etc along with 70% consent verified by the concerned authority
- 6) Detailed plans including layout building plans and reservations, layout roads R. G. etc. along with statements and calculations for Rehab – Component with Rehab- Built up area, and Sale Component & plot area by triangulation calculation.
- 7) Application U/s 44/69 of M.R.T.P. Act duly filled in and signed by Owner / Developer.
- 8) Certified copy of Right-of-Way Document , incase of access is derived from private plot.

## **D) FOR ISSUE OF COMMENCEMENT CERTIFICATE :**

### **Up to Plinth :**

- 1) Detailed reply from Architect / Licensed Surveyor for the compliance of conditions of LOI and IOA for issue of C.C. up to plinth / stilt level.
- 2) Remarks from :
  - a) E. E. (SWD) : Wherever required.
  - b) E. E. (T & C) : For Road widening if any.
  - c) NOC from Electric Company for H. T. Lines : Wherever required
  - d) NOC from Railway Authority ; Wherever required
  - e) C.F.O. Mumbai Fire Brigade : Wherever required

The N.O.C. 's in case of c and d shall not be insisted if Architect / Licensed Surveyor gives in writing/certifying that , "Plot is not affected by Electrical H. T lines / Railway etc.

- 3) Certified copies of Agreements with more than 70% slum dwellers with joint photographs (Husband & Wife) of hutment Dwellers.
- 4) Certified copy of demarcation Certificate for D. P. Road / setback & Reservations etc. from concerned authority of M.C.G.M.
- 5) Civil aviation NOC incase of sensitive zones such as Santacruz (E), Vile Parle (E), Juhu etc.
- 6) Appointment of Structural Engineer, Supervision Memo in format, true copy of Valid License along with Structural design and calculations for first Rehab building and other buildings for which C.C. is applied for.
- 7) Letter of Appointment for Regd. Site supervisor from the Owner / Developer, Supervision Memo in format and true copy of Valid License issued by MCGM.
- 8) Indemnity Bond against no nuisance and litigations/damages etc. in format.
- 9) Receipt of the payments paid for fees, charges, premiums, deposits, etc. before requesting C.C. for Sale Building / Composite Building.

**Full / Further C.C. :**

- 1) Application from Architect / Licensed Surveyor
- 2) Intimation of work completed up to plinth in format along with Plan showing line diagram of Plinth dimensions and Open spaces.
- 3) Structural Stability Certificate in format for work up to plinth level.
- 4) Any other pending document.

**E) FOR ISSUE OF OCCUPATION PERMISSION :**

- 1) Application for issue of B.C.C. / Occupation Permission along with Compliance report of the conditions of LOI and IOA for the issue of Occupation Permission.
- 2) Set of Building completion plans mounted on canvas.
- 3) Building completion certificate in format from :
  - a) Owner / Developer
  - b) Builder / Contractor
  - c) Registered Site Supervisor
  - d) Consulting Structural Engineer
  - e) Architect / Licensed Surveyor
- 4) Structural Stability Certificate from the Structural Engineer together with set of final R.C.C. calculations and structural plans mounted on canvas
- 5) Drainage completion certificate by the Licensed plumber with set of plans
- 6) Certificate from Lift Inspector wherever lifts are provided
- 7) Final N.O.C. from CFO wherever applicable
- 8) Indemnity Bond in case of Part Occupation Permission
- 9) A letter from the Assistant Registrar (SRA) confirming that the procedure of allotment of rehab tenements was carried out as per the norms in his / her presence.
- 10) List of allotment along with photographs of allottee and his/her spouse.

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## CHAPTER - TWENTY TWO

### • SCHEDULE OF FEES, DEPOSITS, PREMIUMS, CHARGES ETC. •

For issue of various approvals S.R.A. office recovers payments under different heads as stated hereunder. Since the proposals are for Slum Rehabilitation Scheme, a special consideration is given in charging such payments. The revised structures of fees as in force is described in following table :-

Sr. No.	Description & Purpose	Rate in Rs. & Minimum Payment	Stage of Payment
1	<b>SCRUTINY FEES</b>		
	a) For approval of scheme i.e. L.O.I.	Rs. 0.70 per Sq. Mtr. of Land Area	submission of proposal At the time of for issue of L.O.I.
	b) For approval of Layout of land area or Rs. 4000/- whichever is more.	Rs. 1.50/- per Sq. Mtr. of proposal for approval of layout.	At the time of submission
	c) Amended Layout per Sq. Mtr. for additional area if any.	Rs. 2500 & Rs. 4/- of proposal for amended layout.	At the time of submission
	d) For construction of buildings u/s 44/69 of MRTP Act (New Proposals)		
	i) Residential users : (Rehab Component)  (Sale Component) part thereof.	Rs. 5.00 per Sq. Mtr. or part thereof. for approval. Rs. 10/- per Sq. Mtr. or _____ " _____	At the time of submission of building proposal
	ii) Commercial Users : (Rehab Component) part thereof. (Sale Component)	Rs. 10/- per Sq. Mtr. or  Rs. 20/- per Sq. Mtr. or part thereof.	_____ " _____  _____ " _____
	iii) Industrial Users : (Rehab Component) part thereof. (Sale Component )	Rs. 10/- per Sq. Mtr. or  Rs. 15/- per Sq. Mtr. or part thereof.	_____ " _____  _____ " _____

e)	<b>Amended plans for Sanctioned proposals for Rehab and Sale component</b>	Rs. 1.50/- per Sq. Mtr. of when there is No Change in Built-up area. However For additional built-up area scrutiny fees are applicable as stated in item (1) above for respective users.	At the time of submission of proposal for approval of amended plans.
f)	<b>Yearly scrutiny fees Transit camps : (Temporary)</b> i) Residential structures :  ii) Non-Residential structures:	Rs. 100/- for First 10 Sq. Mtr. or part thereof, and Rs. 50/- for subsequent per 10 Sq. Mts. or part thereof.  Rs. 400/- for first 10 Sq. Mtr. or part thereof and Rs. 200/- for subsequent per 10 Sq. Mtr. or part thereof	At the time of application for approval of temporary transit camp  ————— " —————
	<b>g) Transit Camp (Permanent)</b>	Fees should be same as stated in item no. 1 (a) to (d) above	At the time of application for approval of transit Camp - Permanent
	<b>h) Balcony Enclosure Fees</b> a) Residential Users :	a) Rs. 1000/- per balcony enclosure up to 5.00 Sq. Mtrs. and Rs. 500/- per 2.5 Sq. Mtr. for additional area beyond 5.00 Sq. Mtr.	Before grant of occupation permission
	b) Commercial Users :	Double the rate as prescribed in a) above	————— " —————

2	<b>DEPOSITS</b> <b>a) Layout :</b> i) Layout deposit for development of Infrastructure	Rs. 25/- per Sq. Mtr. of Land Area	Before issue of approval of Layout
	Note: If phase programe (layout) is given, deposit of infrastructure development will be charged at 10% with approval of SRA.		
	<b>b) Building/s :</b> Deposit for approval of building plans (Intimation of Approval IOA)	Rs. 1/- per Sq. Foot of built-up area	Before issue of I.O.A.
	<b>c) Maintenance deposit per Rehab tenement</b>	Rs. 20000/- per tenement	Stage of payment (Installment) i) Rs. 10000/- before issue of C.C. for Sale building ii) Rs. 10000/- before issue of occupation permission of Rehab Building iii) Rs. 20000/- against claiming of TDR.
	<b>d) Basement Deposit</b>	Amount equivalent to Area of Basement in Sq. Mtrs X Current ____ Rate Sq. Mtr. X 10%	Before approval of plans

3	<b>DEVELOPMENT CHARGES (MRTP Act)</b>		Before issue of commencement Certificate
	<b>a) For Rehab &amp; Sale Bldg.</b> i) Industrial ii) Commercial iii) Industrial	Rs. 140/- per Sq. Mtr. or part thereof. Rs. 240/- per Sq. Mtr. or part thereof. Rs. 210/- per Sq. Mtr. or part thereof.	
	<b>b) Infrastructural Development Charges (as per clause 9.2 of DCR 33.10)</b>  i) Suburbs :	Rs. 560/- per Sq. Mtr. or part thereof in suburbs for additional area beyond permissible zonal FSI.	Installment payment i) Rs. 300/- Sq. Mtr. before issue C.C. for sale building ii) Rs. 260/- Sq. Mtr. before issue of Occupation permission of sale building.
	ii) City Limits	Rs. 840/- Sq. Mtr. or part thereof in City limits for additional area permissible zonal FSI	i) Rs. 400/- Sq. Mtr. before issue of C.C. to sale building. ii) Rs. 440/- Sq. Mtr. before issue of Occupation permission to sale building.
4	<b>PREMIUMS :</b> <b>a) For deficient Open space</b> i) Rehab Component ii) For Sale Component	NIL 10% of premium rate as decided by MCGM	Before issue of commencement certificate
	<b>b) For Staircase, Lift &amp; Lift Passage Area</b> i) Rehab Component ii) Sale Component	NIL 10% of Premium Rates as decided by MCGM	

5	<b>REVALIDATION FEES FOR C.C. AND APPROVED PLANS</b>		Within 1 (one) month from the date of expiry of C.C ____ " ____ ____ " ____
	<b>a) Fees :</b> i) Residential ii) Commercial iii) Industrial	Rs. 1000/- Rs. 2000/- Rs. 1500/-	
	<b>Late Fees</b>		
	<b>a) Before expiry of 3 months</b>	Double the rates above	
	<b>b) Late Fees : After expiry of 3 months</b>		
	i) Residential ii) Commercial iii) Industrial	Rs. 2000/- + Rs. 500/- per month thereafter. Rs. 2800/- + Rs. 1000/- _____ " _____ Rs. 2100/- + Rs. 750/- _____ " _____	
	<b>c) Temporary Transit Camp :</b>  i) Residential ii) Commercial <b>Late Fee :</b>	(Note Refer item No. ____ above) Equivalent to yearly scrutiny fees if paid within 3 months from the date of expiry. As above i) Additional 10% of yearly scrutiny fees within 3 to 6 months ii) Additional 20% yearly premium within 6 months to 12 months.	
6	<b>A) INSPECTION OF DOCUMENTS</b>		
	i) Inspection of Annex-II & its file ii) Inspection of LOI & its file iii) Inspection of I.O.A., C.C. & O.C. File	Rs. 150/- Rs. 150/- Rs. 150/-	Before Inspection of Documents
	<b>B) ISSUE OF CERTIFIED COPIES OF DOCUMENTS</b>		
	i) L.O.I., I.O.A., C.C., O.C. & Annex - II  ii) Approved Plans. (To be traced by the applicant and certified by any Licensed Architect)	Rs. 25/- per page plus copying charges Rs. 1/- per page Rs. 60/- per plan	Before issue of documents  ____ " ____

\* \* \* \* \*

## CHAPTER - TWENTY THREE

### • PAYMENTS OF DEPOSITS & INFRASTRUCTURAL CHARGES •

#### • INSTALLMENTS FACILITY •

(Extract of Circular No.7 of 97-98 vide no. SRA/FC/1372  
dt. 25th November 1997)

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 SRA. Further, as per Clause No. 9. 2, an amount of Rs. 840/- / Rs. 560/- per Sq. Mtr. over and above normally permissible FSI (1.33 in City & 1.00 in Suburbs) permissible of the zone, and shall be charged and recovered by the Chief Executive Officer - SRA.

**Note:** - In the view of above, the payment schedule enlisted below will be applicable for all earlier schemes also :

#### I) **Deposit : (Rs. 20,000/- per Rehab Component)**

The developer shall deposit Rs. 10,000/- per rehabilitation tenement at the time of issue of plinth C.C. of the **Free Sale Building**, proportionate to the extent of free sale 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 issue of plinth C.C. of the said composite building.

The balance payment, totaling up to 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.

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

## **II) Infrastructural Charges : (Rs. 840/- / Rs. 560/- per Sq. Mtr.)**

Rs. 840/- / Rs. 560/- per Sq. Mtr. shall be charged on built-up area beyond normally permissible FSI of the Zone (i.e. 1.33 in City and 1.00 Suburbs). The first installment of Rs. 400/- / Rs. 300/- per Sq. Mtr. of built-up area shall be paid at the time of issue 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 installment of Rs. 440/- / Rs. 260/- per Sq. Mtr. of built-up area shall be paid at the time of Occupation Certificate of Free Sale Building proportionate to the built-up area of respective free sale building before grant of Occupation Certificate to Composite Building.

In case, TDR is claimed, the entire amount of Rs. 840/- / Rs. 560/- per Sq. Mtr. proportionate to the extent of such TDR shall become payable at the time of claiming of such T.D.R.

**Note :** This policy will be applicable even for conversion cases.

### **III) Installments in Payment Facility : -**

a) 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 to 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.

b) Notwithstanding anything contained above, the full amount of deposit at the rate of Rs. 20,000/- per rehab tenement must be paid either before grant of full Occupation Certificate to rehabilitation component or before approving the plans for last 25% in situ free sale component whichever is earlier, as per Clause No. 9.1 of Amendment to DCR 33 (10).

\* \* \* \*



**SLUM REHABILITATION AUTHORITY  
ANNEXURE-1**

Format for submitting the scheme as per modified DCR-33 (1)  
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.	Ownership of land a) Name of the owner b) Address of the owner	
5.	Status of Slum a) Notification No. b) Year of census c) Area under Slum	
6.	Documentary Evidence Regarding ownership Of the land A) Private Lands: a) Conveyance Deed b) Lease Agreement c) Power of Attorney d) Extract from P R Cards signed SLR e) Court order if any B) For Govt./MHADA/B.M.C. Lands: a) Whether under acquisition if yes stage of acquisition.	
7.	Documentary Evidence regarding area of the holding /Plot a) As per conveyance deed b) As per P R Cards sign by SLR c) As per affidavit of Owner/Society d) As per Architect's Certificate & triangulation calculation with plot dimensions. e) As per the Lease Agreement /Power of Attorney f) As per certificate issued by Ward officer g) Least of (a) to (f)	_____ Sq. M. " " " " " " " " " "

8	<p><i>Details of existing hutments.</i>  <i>(A) Number of eligible hutment dwellers up-to 1-1-1995</i>  <i>Assembly electoral list</i>  a) <i>Residential</i>  b) <i>Residential cum Commercial (RC)</i>  c) <i>C ) Commercial Shop/Work Shop/Factory</i>  <i>Shop/Economic activities</i>  d) <i>Existing Amenity structure /Welfare Hall, Balwadi Schools,</i>  <i>Gymnasium and Religious structure etc.</i>  <i>(B) Attach statement of giving detail of area etc. of each ]</i>  <i>commercial establishment with documentary evidences</i>  <i>for c &amp; d above.</i>  <i>(Showing actual &amp; permissible areas)</i></p>	<p>_____Nos.</p> <p>_____Nos.</p>
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.	<p><i>Area Statement</i>  i) <i>Area of the Plot</i>  ii) <i>Deductions for</i>  a) <i>Setback area</i>  b) <i>Proposed Road</i>  c) <i>Deductions for physical provision of buildable/un buildable</i>  <i>reservation</i>  d) <i>Deduction for 5% Amenity open space</i>  e) <i>(Total a+b+c+d)</i>  iii) <i>Net Plot area (I -ii)</i>  <i>(For computation of Ten. Density)</i></p>	<p>_____Sq. Mts.</p> <p>_____Sq. Mts</p> <p>_____Sq. Mts</p> <p>_____Sq. Mts</p> <p>_____Sq. Mts</p> <p>_____Sq. Mts</p> <p>_____Sq. Mts</p>
13.	<p><i>Computation of Tenement density</i>  a) <i>Existing nos. of tenement residential, resi-cum-commercial as</i>  <i>per clause no.3(12)of DCR 33(10) &amp;</i>  b) <i>No. of equivalent tenements for commercial use of</i>  <i>slumdweller as per Clause No. 3(13) of Appendix-IV of</i>  <i>DCR 33(10) dt. 15.10.97</i>  b1) <i>Area of Balwadi, Passages, Wefare Centre,Society Office,</i>  <i>as per clause 3.2 and 8.2 of Appendix-IV of DCR 33(10)</i>  <i>dated 15.10.97</i>  c) <i>Total of a+b+b1)</i>  d) <i>Existing Tenement Density:</i>  (c )  _____x 10,000  12 (iii)  e) <i>Tenement required to be provided as per tenement density</i>  <i>of 500 T/s net Hect.</i></p>	<p>_____Nos.</p> <p>_____Nos.</p> <p>_____Nos.</p> <p>T/h</p>

	<p>f) No. of PAP required to be provided (e-c)</p> <p>g) Total No. of (rehab+ PAP) tenements.</p> <p>Proposed on Site</p> <p>Residential</p> <p>Residential-cum-Commercial</p> <p>Commercial</p> <p>PAP</p> <p>Existing Amenity</p> <p>Total</p>	<p>_____ Nos.</p> <p>_____ Nos.</p> <p>_____ Nos.</p> <p>_____ Nos.</p> <p>_____ Nos.</p> <p>_____ Nos.</p> <p>_____ Nos.</p>
14.	<p>Computation of Rehab Free sale Areas 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 of 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 area</p> <p>c) Total (b(i)+b(ii)+b(iii)+b(iv))</p> <p>d) Net area of the 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>g) Addition for FSI purpose</p> <p>h) Total Area</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> <p>_____ Sq. Mtr.</p>
15.	<p>(A) Built up area of Rehabilitation 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_____)</p> <p>(b) Residential-cum-Commercial (No of Tenements_____)</p> <p>(c) Non-residential permissible area for rehab component (No of tenements_____)</p> <p>i) 5% for slum society if project is implemented by slum society</p> <p>ii) Add. 5% for NGO Sponsored project</p> <p>Total of (a+b+c) 15 (A)</p> <p>(B) Exclusion for FSI computation</p> <p>a) Welfare Center</p> <p>b) Balwadi</p> <p>c) Society Office</p> <p>d) Common passage upto 2.00 in width</p> <p>Total of (a+b+c+d) 15 (B)</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> <p>_____ Sq. Mtr.</p> <p>_____ Sq. Mtr.</p>



<i>Cost of the project</i>	
a) Cost of _____sq.mtrs. rehb. component at Rs. _____per sq.mtrs.	Rs.
b) Cost of _____sq.mtrs. sale component at the rate of Rs. _____ per sq.mtrs. (including commercial for sale)	Rs.
c) Cost of _____ sq.mtrs. of Transit Accommodation at Rs. _____ per sq.mtrs.	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. mtrs.	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>

**SLUM REHABILITATION SCHEME**

ANNEXURE-II

1. Certified an area \_\_\_\_\_ sq. m. in CTS \_\_\_\_\_ 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**
- a) is a declared slum on private land under section 4(1) of Maharashtra Slum Area (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. \_\_\_\_\_ dated 16<sup>th</sup> 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.
  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 the slum dwellers is \_\_\_\_\_

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

**SLUM REHABILITATION SCHEME  
ANNEXURE-III (Proforma)**

*(Annexure to assess the financial capacity 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 Promotor/President & Secretary of the Slum Co-op. Society.*
4. *Number of Rehabilitation tenements to be constructed as per Annexure I.*
5. *Name and Address of the Architect / Licensed Surveyor*
6. *Name Address of the Developers*
7. *Status of the Developer's Firm (Proprietary/Partnership/Company).*
8. *Whether Memorandum of Association / Registered Partnership deed attached.*
9. *Whether Income tax Clearance Certificate for the last three consecutive year including that of the last year attached.*
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.

Number of Rehab. Tenements X Cost of one tenement.

\_\_\_\_\_ No. X Rs. \_\_\_\_\_ per/T+ Rs. \_\_\_\_\_

(b) Whether 20% of the Amount in (a) above as initial investment is ready for investment in the scheme. Yes/No.

12. Proof of the funds available

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

13. Planning for 80% of the amounts in 11(a) above i.e. the amounts required for completing the scheme will be made available from the following sources-

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

Remarks of the Finance Section.

Owner/Developer/Finance Controller



(Draft Letter of Consent by Slum Dwellers)

FORMAT-IV

From : \_\_\_\_\_  
Co-op. Hsg. Soc.,  
(Proposed)

Dated \_\_\_\_\_

To

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Name & Address of Developer)

**\* LETTER OF CONSENT BY SLUM DWELLERS \***

Sub : Consent for Slum Rehabilitation Scheme under Regulation  
No. 33(7) of DCR-1991 on property bearing plot no. \_\_\_\_\_  
C.S./CTS Nos. \_\_\_\_\_ of TPS No. \_\_\_\_\_  
/Division / Village \_\_\_\_\_, at \_\_\_\_\_  
Mumbai 400 \_\_\_\_\_

We the undersigned, are the members of Co-op. Hsg. Society (Proposed),  
residing on the above property, having our names and structures included in the Voters  
List or prior to the Electoral of 1 st January 1995.

The property in reference is a ' Declared Slum' , and as such we are entitled for Slum  
Rehabilitation Scheme on the above land.

Since we do not have financial capacity for the development and construction for  
rehabilitation, we unanimously agreed to give you all development rights, irrevocable  
Power of Attorney and our express consent for implementing Slum Rehabililtation  
Scheme on the above land subject to following terms and conditions : -

- 1) You as a Developer as agreed, shall allot each of us newly constructed residential  
tenement of 20.90 Sq. Mtrs. (225.00 Sq.Ft.) of carpet area / Non-Residential  
(Commercial) area equivalent to area in use and possession of such Slum Dwellers,  
Free of Costs.
- 2) We hereby confirm that other than above area as stated item no. 1 above we do not  
have any other rights in S. R. Scheme as whatsoever.
- 3) We have inspected the layout and Building Plans and Draft agreement prepared  
by you for the Proposed S.R. Scheme which are to our satisfaction. We have No  
Objection whatsoever for the construction of buildings as per the plans and Layout,  
that will be finally approved by the office of the e Chief Executive Officer of Slum  
Rehabilitation Authority.

- 4) We hereby agree and confirm that except for the Rehab Tenements to be allotted to us under S.R. Scheme as permanent alternate Accommodation, we have no rights whatsoever on the remaining tenements, shops, garages, parkings in sale component or otherwise permitted by CEO (SRA) under the S. R. Scheme, which shall remain exclusively with the Developer at his sole disposal and discretion.
  - 5) We hereby authorise you to submit necessary scheme for the approval to the Slum Rehabilitation Authority, and further authorise you to make all the applications, agreements, and other acts with all concerned authorities and agencies required to obtain their Approval / Consent / No objection etc., for the implementation of S. R. Scheme.
  - 6) If the land in reference belongs to MHADA, MMRDA, MCGM or any such Bodies, we have No Objections to construct and implement S.R. Scheme on the said land.
  - 7) during the course of Construction we are prepared to shift in the transit Camp either on the site or else where, for the said transit period required for the construction of building/s.
    - i) We hereby confirm and agree to vacate and to handover said transit accommodation to you against our shifting to new alternate accommodation in Rehab Component immediately, without any objection whatsoever.
    - ii) We agree confirm that we shall not have any rights in the said transit accommodation except occupation of the same during transit period of construction only.
  - 8) We hereby agree and confirm that the amount of Deposit at the rate of Rs. 20,000/- (Rs. Twenty Thousand Only) per Rehab Tenement to be deposited by you to the Slum Rehabilitation Authority and or its interest shall be used by the Society for the general maintenance of Rehab building/s, as per the instructions and guide lines of CEO (SRA). If monthly expenses of maintenance is increased any time from the date of our shifting to rehab tenement, the difference will be paid by us, and you and CEO (SRA) are indemnified and shall remain indemnified to that effect.
  - 9) We the undersigned hereby agree, confirm and give our irrevocable consent to proposed S.R. Scheme on the above property.
- Our consent and other terms and conditions appearing herein above are binding on me/us, my/our heir, whosoever deriving title through or under me/us

Solemnly Affirmed At Mumbai

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 200\_

Sr. No.	Hut No.	Name of Pramukh	Signature of Pramukh

Note :

- i) The above text is Draft guide lines, and subject to necessary additions and alterations.
- ii) This consent is to be printed and executed on requisite Stamp Paper.

**SLUM REHABILITATION AUTHORITY**

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

Date :-

**FORMAT FOR AGREEMENT BETWEEN SLUM-DWELLERS AND DEVELOPERS**

1. **Parties**

All the undersigned Slum dwellers on the slum property herein after described and known as .....party of One Part.

A N D

.....  
..... Party of the Other part

2. **Slum Property**

Piece and Parcel of land together with slum bearing CTS /Survey No. \_\_\_\_\_ of village \_\_\_\_\_ admeasuring \_\_\_\_\_ Sq. mtrs, situate lying and being at Village \_\_\_\_\_ Taluka \_\_\_\_\_ and within Registration Sub- District and District of Mumbai City and Mumbai Suburban and shown on plan by \_\_\_\_\_.

Colour boundary line and bounded as follows :-

On or towards North

On or towards South

On or towards East

On or towards West

3. **Owner of the Property** is Collector (Government)/Maharashtra Housing and Area Development Authority (MHADA) / Municipal Corporation of Greater Mumbai (MCGM) or \_\_\_\_\_ (Private Owner).

4. **Eligibility**

\_\_\_\_\_ huts are existing on the slum property, whose names of occupant and structures are appearing in 1995 voters list and are occupying the same till date. It will be the responsibility and obligation of the occupant to obtain Eligibility Certificate by the Competent Authority. In case the Occupant fails to get such Certificate this Agreement will ipso-facto come to an end and occupant will not have any rights against the Party of the Other part. The eligibility certificate to be issued by concerned Authority shall be final and binding.

5. **Appointment**

Subject to acceptance by the SRA, the party of other part will be treated as a Developer to develop the property as per SRS/SRA.

6. **Consent**

Slum-dwellers hereby agree and give consent to participated in SRA as per DCR (10), Appendix IV.

## **7. Obligations of Developer**

- (i) To appoint a suitable Architect.
- (ii) To provide free of cost to each family of the eligible structure of slum-dwellers rehabilitation tenement consisting of a residential self contained flat consisting of residential self contained flat admeasuring 225 sq. ft of Carpet area (including balcony) to each of the eligible structure belonging to the slum-dwellers and to provide Commercial shops of the area directed by SRA and to provide free of cost one office premises for Society and / or Balwadi admeasuring \_\_\_\_\_ sq.ft. \_\_\_\_\_ of carpet area.
- (iii) To relocate and reconstruct religious places existing on the property having existing carpet area as certified by Competent Authority.
- (iv) To provide such number of tenements of the area in the form of PAP as per directions of SRA.
- (v) To provide transit accommodations to all slum dwellers within \_\_\_\_\_ kms. radius of the property.
- (vi) To get the scheme, plans and all permissions approved from SRA, MCGM and concerned authorities.
- (vii) To get the approval of the scheme within \_\_\_\_\_ from the date of Signing of this present agreement.
- (viii) To commence the work of constructions of building meant for slum dwellers within \_\_\_\_\_ days from the date of receipt of commencement certificate.
- (ix) To construct the buildings as per approved plans and as per standard specifications and to comply with all terms and conditions of Letter of Approval of scheme, IOD, CC and procure Occupation Certificate.
- (x) To comply with directions of SRA which may be issued from time to time.
- (xi) To bear and pay all the cost charges and expenses of development of the slum property.
- (xii) To get the co-operative society formed of the slum dwellers within \_\_\_\_\_ from the date of approval of scheme.
- (xiii) While calculating the time limit mentioned above, the time taken in litigation or by virtue acts of God or nature or by virtue of delay caused due to act or omission on the part of SRA or Authorities will be omitted.

## **8. Obligation of slum-dwellers**

- (i) To confirm that they have not entered into any writing or arrangement for Slum Rehabilitation Scheme of the said slum, with any other person except with the party of the other part herein.
- (ii) To shift to transit accommodation by vacating present premises and to vacate transit accommodation on getting rehabilitation tenement.
- (iii) To become a member of the Co-operative Housing Society.
- (iv) Not to obstruct in any way the developer in completing the development work.
- (v) To comply with directions of SRA.

**9. Advantages/ benefits to Developer**

- (i) To make representations for and on behalf of slum-dwellers and its society during the development work and for that purpose to sign and execute necessary documents.
- (ii) To get Development Rights of the property to be entitled to all the benefits, rights and advantages attached to and belonging to the slum property including right to sell, transfer and alienate TDR of the said property, building and /or units, buildings to be constructed on saleable part of the land in open market and for such consideration and terms and conditions as the Developer may deem fit and proper and appropriate the deposits, consideration and price received for his own use and benefit.
- (iii) To amalgamate the said scheme with any other scheme, or areas far from each other or to amalgamate the slum property with adjacent property or sub-divide the property as developer may deem fit and proper, with the approval of SRA.
- (iv) To do all other acts deeds and matters for better implementations of S.R. Scheme to be entitled to separate Deed of Lease in respect of portion of the property to be executed in favour of the Developer and with regard to land on which buildings and structures will be constructed for sale in open market and land on which accommodation to eligible slum-dwellers will be provided.

**10. Final Authority**

Subject to terms and conditions of this Agreement. The SRA shall be final authority in the project and its decisions on all the subject shall be final, valid and binding on the parties herein.

- 11. This agreement is an irrevocable consent given by slum-dwellers in favor of the party of the other part for implementation of SRS and an Agreement and consent to participate in SRS.

Mumbai : Dated this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_.

SIGNED AND EXECUTED BY )

party of other part )

M/s. \_\_\_\_\_ )

Developer

In the presence of \_\_\_\_\_ )

SIGNED AND EXECUTED BY )

Following slum-dweller )

\_\_\_\_\_ )

\_\_\_\_\_ )

Sr. No.	Name	Hut No.	R/C/RC and Area	Signature
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(Draft Letter of Intent)

FORMAT - VI

**SLUM REHABILITATION AUTHORITY**

No. SRA/Eng/

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

Date :

To,

1. Architect / Licensed Surveyor : \_\_\_\_\_  
\_\_\_\_\_
2. Owner / Developers : \_\_\_\_\_  
\_\_\_\_\_
3. Society : \_\_\_\_\_  
\_\_\_\_\_

Sub : Proposed Slum Rehabilitation scheme on plot bearing C.S./  
C.T.S. Nos. \_\_\_\_\_

Ref: : \_\_\_\_\_

Sir,

By direction of CEO (SRA) this office is pleased to issue this letter of intent to inform you that, your above proposal is considered and principally approved for grant of \_\_\_\_\_ FSI (\_\_\_\_\_ FSI) in accordance with clause No. 33/(10) & Appendix (IV) of Amended D.C. Regulations out of which maximum F.S.I. of 2.5 shall be allowed to be consumed on the plot subject to the following conditions.

1. That you shall hand over \_\_\_\_\_ numbers of tenements to the Slum Rehabilitation Authority for Project Affected Persons, each of carpet area 20.90 Sq.m. at free of cost. The agreement to that effect shall be signed and registered as may be required by CEO. These \_\_\_\_\_ Nos. of PAP tenement will be allotted to \_\_\_\_\_ No. of slum dwellers held non eligible/ disputed by W.O.G/N vide AE TP /GN/2019 dtd. 9.3.96, if they are finally held eligible by W.O.G/N after submitting their documentary evidence.
2. That the carpet area of rehabilitation tenements and P.A.P. tenements shall be certified by the Architect / Licensed Surveyor.

3. *That you shall rehouse the eligible slum dwellers as per the list certified by the W.O. allotting tenements and shop of area mentioned in Annexure-I, free of cost constructing the same as per specification Annexed herewith.*
4. *That you shall register society of slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority.*
5. *That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, street lights etc.*
6. *That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to any one else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).*
7. *That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in working order till slum dwellers are rehoused in the proposed rehabilitation tenements.*
8. *That you shall bear the cost of carrying out infrastructure works right up to the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the undersigned.*
9. *That you shall submit layout and get the same approved before requesting for Commencement certificate.*
10. *That you shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by CEO (SRA).*
11. *That the separate P. R. Card of plot for Municipal Primary School shall be submitted before O.C.C.*
12. *That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the salient features Annexed herewith.*

The salient features of the scheme are as under:

- 1) Area of the plot / slum : Sq. Mt.
- 2) Area of the plot arrived at for computation of F.S.I. : Sq. Mt.
- 3) Rehabilitation component as per D.C.R. 33/(10) : Sq. Mt.  
(excluding areas under reference stair and lift but including area under reference passages, Balwadi, W.C. and Society Office.)
- 4) Sale component as per D.C.R. 33/(10) : Sq. Mt.
- 5) Rehab. Built-up area (Item No.(iii) less areas under reference passages, W.C., Balwadi, and Society office.) : Sq. Mt.
- 6) Sale Built-up area : Sq. Mt.
- 7) F.S.I. Sanctioned :
- 7A) Total Built-up area approved for the scheme. : Sq. mt.
- 8) No. of slum dwellers to be re-accommodated : Nos.
- 9) No. of P.A.P. tenements generated in scheme : Nos.
- 10) Area of unbuildable reservation / road to be surrender : Nil
- 11) Built-up area of reservation School to be surrendered free of cost. : Sq. Mt.
- 12) Built up Area permitted on the plot (Rehab. + Sale ) : Sq. Mt
- 13) Area available for T.D.R. only after entire Rehab. component is completed : Sq. Mt.



13. That you shall get the plot boundaries demarcated and the compound wall shall be constructed prior to commencing building works and the same shall be certified by the concerned Architect before requesting for C.C. beyond the plinth level.
14. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City survey office.
15. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D.C. Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for rehousing of slum dwellers and project affected persons. Tenements to be allotted to the P.A.P. shall be hatched with due mention that they are for allotment to P.A.P. nominated by the Slum rehabilitation authority.
16. That you shall submit the NOC's as applicable from the concerned A.A. & C.H.E., Dy. Ch. Eng. ( SWD) , C.F.O., Tree Authority, Railway Authority, Civil Aviation Authority, Authority of Defense Department, Authority of High Tension Power Transmission lines, BSES Ltd., Geologists in the office of the undersigned before requesting of Approval of plans or at a stage at which it is insisted upon by the concerned Executive ( S.R.A.)
17. That you shall submit the indemnity bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers or otherwise.
18. That you shall obtain the permission for construction of the temporary transit accommodation from the office of C.E.O.(S.R.A.) along with the phased development programme.
19. That you shall submit the Agreements with the photographs of wife and husband on the agreements with all the eligible slum dwellers before requesting for Commencement Certificate. And the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenements to be allotted in rehabilitation building.
20. That you as Architect / Licensed Surveyor shall strictly observe that the work is carried out as per phased programme approved by the undersigned and you shall submit regularly quarterly progress report to the undersigned along with photographs with certificate that the progress is as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect / Licensed Surveyor stating reasons for delay.

21. That the tenements proposed for rehabilitation and tenements proposed for P.A.P. shall be shown distinctly on the plan to be submitted should be forwarded to A.A. & C. of concerned Ward to assess the property tax.
22. That you shall submit the statement of tenements No. allotted to the eligible slum families in the proposed rehabilitation building with corresponding tenements No. etc. of the transit accommodation offered with the certification from the Architect and owner / developer at both the stages of allotment of transit accommodation as well as final allotment of tenements in rehabilitation building for verification of the Additional Collector (Enc.) for Pvt. & Govt. land / Ward Officer concerned for M.C.G.M. land / MHADA Authorities for MHADA land.
23. That the possession of the tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M. / MHADA / Govt. has been cleared.
24. That the certificate from the concerned authority shall be obtained and submitted before requesting permission for occupation of the sale building whichever is earlier or within three months of granting O.C.C. to rehabilitation building in the layout as regards verification carried out by Concerned Authority who has issued Annexure-I, about allotment rehabilitation tenements to eligible certified slum dwellers.
25. That you shall get D.P. road/set back/Reservation of \_\_\_\_\_ admeasuring \_\_\_\_\_ sq.m. demarcated from A.E.(Survey)/D.P./T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost, free of encumbrances by changing ownership in the name of M.C.G.M. duly developed as per municipal specification and certificate to that effect shall be obtained and submitted.
26. That you shall submit the report from Govt. Valuer regarding the cost of the project along with an indemnity bond and justification for allowing the development of the plot in CRZ-II before approval of plans.
27. That you shall submit N.O.C. form the competent authority of U.L.C. in the office of the undersigned before requesting for approval of the plans.
28. That the built - up premises admeasuring \_\_\_\_\_ sq.m. shall be handed over free of cost to M.C.G.M./ Respective Govt. Authority for which reservation is proposed in development plan.

29. That the lease agreement with land owning Authority shall be executed before asking for occupation permission.
30. That T.D.R. for non-buildable reservation proposed to be handed over to planning Authority & for Built -up Amenity of \_\_\_\_\_ proposed to be handed over shall not be claimed at any time in future, since T.D.R. for the same is not eligible / permissible.
31. That the rehabilitation component of scheme shall include.
  - 1) \_\_\_\_\_ No. of Residential tenements.
  - 2) \_\_\_\_\_ No. of Commercial tenements.
  - 3) \_\_\_\_\_ No. of P.A.P. tenements.
  - 4) \_\_\_\_\_ No. of Balwadies.
  - 5) \_\_\_\_\_ No. of Welfare Centres.
  - 6) \_\_\_\_\_ No. of Society offices.
  - 7) \_\_\_\_\_ Sq. Mt. For Additional Commercial Area at the disposal of the society of slum dwellers.
  - 8) \_\_\_\_\_ Sq. Mt. For Built-up Amenity of \_\_\_\_\_ to be surrendered to planning Authority free of cost as per specifications.
32. That proportionate infrastructure development charges at the rate of Rs. 840/- or Rs. 560/- per Sq. Mt. as the case may be, for additional BUA beyond Zonal F.S.I., and deposit of Rs. 20,000/-per Rehabilitation tenement, in Rehabilitation Component shall be paid as per the modified D.C. Regulation and policy of Slum Rehabilitation Authority.
33. That the layout recreation ground admeasuring \_\_\_\_\_ Sq. Mt. shall be duly developed before asking for Occupation of sale building.
34. That the quality of Construction work of building shall be strictly monitored by concerned Architect / Licensed Surveyor / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect every three months with test result etc.
35. That separate P.R. Cards for road / setback, actually implemented reservation pockets, net plot shall be obtained and submitted before asking for Occupation certificate.
36. That this letter of intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of change of any of the above parameters, during actual site survey by D.I.L.R./ City survey office, than sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 2.50.

37. That no objection certificate from respective land owning Authority wise M.C.G.M. / MHADA / Govt.of Maharashtra shall be issued within one month from approval of S.R.S. as per clause no. \_\_\_\_\_ of D.C.R. 33 (10).
38. That necessary formalities for executing lease agreement shall be initiated by W.O.(Estate) of M.C.G.M. /MHADA / Collector for leasing the plot and lease documents shall be executed.
39. This Letter of Intent gives no right to avail of extra F.S.I. granted under D.C. Regulation 33(10) upon land which is not your property.
40. That the Arithmetical error if any revealed at any time shall be corrected on either side.
41. That this letter of intent shall be deemed to be cancelled in case any of the documents submitted by the Architect or Owner are found to be fraudulent / misappropriated.
42. That you shall pay total amount of Rs. \_\_\_\_\_/- towards deposit to be kept with SRA at rate of Rs. 20,000/- per tenement and total amount of Rs. \_\_\_\_\_ /- towards infrastructural development charges at the rate of Rs. 840/- or Rs. 560/- per Sq. Mt. on additional built up area (beyond Zonal F.S.I.) sanctioned for scheme.
43. That you shall pay development charges as per 124E of M. R. &T. P. Act separately for sale built up area as per provisions of M. R. &T. P. Act.
44. That this letter of intent is valid for the period of 3 (three) months from the date of issue. However, the LOI will remain in force till the estimated project period if IOA/CC is obtained. In case the proposal is recorded for any reason, the LOI will stand invalid.
45. That you shall display the details such as Annex – II , date of issue of important document like LOI, Layout, C.C., O.C.C. on world wide web site through suitable web site and provide linkage to SRA web site from this web site, in the alternative, you may display this details on SRA web site within a period of one month from the date of LOI.

*If you are agreeable to all these above conditions you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33 (10), in the office of the undersigned.*

*Yours faithfully,*

*Executive Engineer (SRA) I/II/III*

*Copy to :*

- 1. Assistant Municipal Commissioner, \_\_\_\_\_ Ward, M.C.G.M.*
- 2. Dy. Chief Engineer, Development Plan-I, M.C.G.M.*
- 3. Dy. Collector (SRA) – Copy for information with a request to take further necessary action as per circular no. 37. Please intimate the date on which IOA can be issued.*

*Executive Engineer - I/II/III  
Slum Rehabilitation Authority*

**SLUM REHABILITATION AUTHORITY**

NO. SRA/ENG/\_\_\_\_\_/\_\_\_\_\_/PL/\_\_\_\_ Dated \_\_\_\_\_

(Intimation of Approval u/s. 45 of MRTP Act 1966)

Office of Chief Executive Officer  
(S.R.A.),  
5<sup>th</sup> floor, Griha Nirman Bhavan,  
MHADA, Kala Nagar, Bandra (E),  
Mumbai : 400 051

To,

\_\_\_\_\_  
\_\_\_\_\_

Sub : Proposed building on plot bearing C. S. / CTS No. ....

With reference to your Notice, letter no. .... dtd. .... and delivered on ..... and the plans, Sections, Specification and Description and further particulars and details of your building on plot bearing CTS No. .... have to inform you that the proposal of construction of the building or work proposed to be erected or executed, is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions:-

- A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.
- 1) That the commencement certificate u/s. 44/69 (1)(a) of the M.R. & T.P. Act, shall be obtained before starting the proposed work.
  - 2) That the compound wall shall be constructed after getting demarcated from the concerned authority on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27).

- 3) *That the Structural Engineer shall be appointed and Supervision memo as per Appendix XI (Regulation 5 (3) (ix) shall be submitted by him.*
- 4) *The Structural design & calculations for the proposed work accounting for system analysis as per relevant I.S. Code along with plan shall be submitted before C.C.*
- 5) *That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murmur, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.*
- 6) *That the regular/sanctioned /proposed lines and reservation shall be got demarcated at site through A.E. Survey/ E.E. (T & C)/E.E. (D.P.) of M.C.G.M. /D.I.L.R. Before applying for C.C.*
- 7) *That the drainage layout shall be submitted & got approved and the drainage work shall be executed in accordance with the requirements of the M.C.G.M.*
- 8) *That the certified true copy of the agreements with the photographs of the eligible slum dwellers or general body resolution of registered society shall be submitted before C.C.*
- 9) *That the existing structure proposed to be demolished shall be demolished with necessary phase program with agreement of affected slum dweller shall be submitted and got approved before C.C.*
- 10) *That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/ Structural Engineer certifying the quality of the construction work carried out at various stages of the work or whenever demanded by the Executive Engineer (SRA).*
- 11) *That the requisite premiums/ deposits as per Circular No. 7 vide SRA/1375/dated 25-11-98 etc. shall be paid before C.C.*
- 12) *That the true copy of the sanctioned layout/subdivision / amalgamation along with the T & C there of shall be submitted before C.C. and compliance thereof shall be done before submission of B.C.C.*

- 12-A) *That demarcation of D.P. Roads from concerned MCGM Dept. shall be obtained before asking C.C. for proposed bldg. on plot under reference and after demarcation if necessary the amended plans shall be get approved accordingly.*
- 13) *That if any litigation are pending in any of Hon'ble Court in India against structures on plot under reference cognizance of the same shall be taken by the developer before demolishing the structures on plot.*
- 14) *That the conditions of Letter of Intent shall be complied with before asking C.C. to building under reference.*
- 15) *That no construction work shall be allowed to start on the site unless labour insurance is taken act for concerned labours to cover the compensation and compliance of same shall be intimated by Architect/ Developer.*
- 16) *That the Reg.u/t and additional copy of plan shall be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate shall be obtained from W.O. of M.C.G.M. and that the ownership of the setback land shall be transferred in the name of M.C.G.M. before C.C.*
- 17) *That the Indemnity bond indemnifying the CEO (S.R.A.) and his staff for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C./ starting the work.*
- 18) *That the Reg. u/t. in prescribed Proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall be submitted before C.C.*
- B. THAT THE FOLLOWING CONDITIONS ARE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE: -**
- 1) *That N.O.C. from Civil Aviation Department shall be obtained for the proposed height of the building.*
- 2) *That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect s hall be submitted and the same shall be got checked from the sub. Engineer (S.R.A.).*



- 3) *That the stability certified for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.*
- 4) *That the quality of construction work of bldg shall be strictly monitor by concerned Architect, Site supervisor, Structural Engineer and period report stage wise on quality of work carried out shall be submitted by Architect with test result.*

*C. THAT THE FOLLOWING CONDITIONS IS COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.*

- 1) *That the some of drains shall be laid internally with C.I. pipes.*
- 2) *That \_\_\_ Nos. of tenements for PAP with carpet area each of 225 sq. ft. As per letter of intent of (SRA) under reference no. SRA/ENG/\_\_\_\_\_/\_\_\_\_\_/PL/LOI dtd. \_\_\_\_/\_\_\_\_/\_\_\_\_\_ shall be handed over before asking for occupation/BCC to the last rehabilitation building in the layout.*
- 3) *That the clearance from Competent Authority under UL (C & R) Act. 1976 shall be obtained.*
- 4) *That the specifications for layout access/D.P. Road/setback land shall be obtained from E.E. (Road construction) & E.E. (SWD) & or access/setback road shall be constructed in W.B.M./before starting the construction work. And the access and setback land shall be developing accordingly including providing streetlights and S.W.D. The completion certificate shall be obtained from E.E. (R.C.)/E.E. (SWD) before submitting building completion certificate.*
- 5) *That the dustbin shall be provided as per requirement of this office.*
- 6) *That carriage entrance shall be provided before starting the work.*
- 7) *That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) or as per his remarks and a completion certificate shall be obtained and submitted before applying for occupation certificate/B.C.C.*
- 8) *That the requirements from the M.T.N.L. and B.S.E.S./M.S.E.B. shall be obtained and complied with before asking occupation permission.*

- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 10) That 10'-0" wide paved pathway up to staircase shall be provided.
- 11) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be leveled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 13) That the completion certificate of E.E.T.C. & E.E. (SWD) shall be obtained & submitted before applying for occupation/B.C.C.
- 14) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 15) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit shall be submitted.
- 16) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 17) Specific clearance from MHADA, Add. Collector (Enc.)/concerned W.O. of MCGM certifying that all eligible slum dwellers are rehabilitated shall be submitted before asking occupation certificate for sale/composite building.
- 18) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted canvas should be submitted.
- 19) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 20) That the single P. R. cards for the amalgamated plot shall be submitted.
- 21) That layout R.G. shall be developed as per D.C. Regulation, 1991.
- 22) That the N.O.C. from the A.A. & C. K/E ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.

- 23) *That extra water and sewerage charges shall be paid to A.E.W.W. K/ E Ward of M.C.G.M. before O.C.C*
- 24) *That the D.P. Reservation/ D.P. Road/ set back admeasuring 182.50 Sq. Mtr. Shall be handed over as per Municipal Specification & transferred in the name of MCGM a certificate to that office shall be submitted from concerned authority.*
- 25) *That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.*

*D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.*

- 1) *That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.*

*NOTES:*

1. *That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO(SRA) in proportion with the actual work of rehabilitation component.*
2. *That no occupation permission of any of the sale wing/sale building/ sale area shall be considered until occupation Certificate for entire Rehabilitation area is granted.*
3. *That office of CEO(SRA) reserves right to add or amend or delete some of the above mentioned conditions if required, during execution of slum Redevelopment Scheme.*

*Executive Engineer - I/II/III  
Slum Rehabilitation Authority*

**SLUM REHABILITATION AUTHORITY  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')**

**COMMENCEMENT CERTIFICATE**

To,

\_\_\_\_\_  
\_\_\_\_\_

Sir,

With reference to your application No. \_\_\_\_\_ dated \_\_\_\_\_ for the Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 45 of the Maharashtra Regional and Town Planning Act 1966, to erect a building on plot No \_\_\_\_\_, bearing C.S. No. \_\_\_\_\_ / C.T.S. No. \_\_\_\_\_ of \_\_\_\_\_ Division/Village/Town Planning Scheme No \_\_\_\_\_ of \_\_\_\_\_ Division, Situated at \_\_\_\_\_ Road / Street in \_\_\_\_\_ Ward.

The Commencement Certificate/Building permit is granted subject to compliance of conditions mentioned in LOI U/R No. \_\_\_\_\_ dt. \_\_\_\_\_ and on the following conditions :-

1. The land vacated in consequence of the endorsement of the Setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue. However construction work should be commenced within three months from the date of its issue.
4. The permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone Management Plan.
5. If construction is not commenced, this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
- (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, administrators and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. \_\_\_\_\_  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

8. This CC is granted for work up to \_\_\_\_\_  
\_\_\_\_\_

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

Executive Engineer, (SRA)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

**(Draft Letter of Occupation Permission)**

FORMAT - IX

**SLUM REHABILITATION AUTHORITY**

SRA/ENG/\_\_\_/\_\_\_/\_\_\_/\_\_\_  
5th Floor, Griha Nirman Bhavan,  
Bandra (E), Mumbai - 400 051.

Date: \_\_\_\_\_

To,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Name and Address of Architect / Licensed Surveyor)

Sub: Grant of Part / Full Occupation Permission to Rehab /  
Sale Component building no. \_\_\_ (Wing \_\_\_/\_\_\_/\_\_\_)  
on plot no. \_\_\_ bearing C.S. / C.T.S. Nos.  
\_\_\_\_\_ of \_\_\_\_\_ Division / Village  
\_\_\_\_\_ at \_\_\_\_\_ Mumbai 400 \_\_\_\_.

Ref.: Your application vide no. \_\_\_\_\_ dated \_\_\_\_\_.

Gentleman / Madam,

The development work of the above Rehab / Sale Component building  
No. \_\_\_ (Wing \_\_\_/\_\_\_/\_\_\_) on plot no. \_\_\_ bearing C. S. No. / C.T.S.  
Nos. \_\_\_\_\_ of \_\_\_\_\_ Division / Village \_\_\_\_\_ at  
\_\_\_\_\_, which is completed under the supervision of your Shri /  
Smt. \_\_\_\_\_ Architect / Licensed  
Surveyor vide Registration No. \_\_\_\_\_ / Licensed No.  
\_\_\_\_\_, Structural Engineer Shri / Smt. \_\_\_\_\_  
\_\_\_\_\_ of M/s \_\_\_\_\_  
vide License No. STR/\_\_\_\_\_, Site Supervisor Shri / Smt.  
\_\_\_\_\_ vide License No. \_\_\_\_\_

may be occupied subject to following conditions : -

- 1) That the Part / Full Occupation permission is granted to Rehab / Sale  
Component building no. \_\_\_ (wing \_\_\_/\_\_\_/\_\_\_) comprising Gr. /  
Stilt + \_\_\_\_\_ upper floors.

2) That the Certificate under Section 270-A of B.M.C. Act 1888 shall be submitted within one month.

3) That balance conditions of LOI and IOA shall be complied with before requesting Occupation Permission of Bldg. No. \_\_\_\_\_/ Wing No. \_\_\_\_\_/ \_\_\_\_\_/\_\_\_\_\_, of building under reference.

4) That access road up to building under reference shall be developed and maintained in good conditions.

5) Following Completion Certificates / documents shall be submitted before requesting Occupation Permission of Building No. \_\_\_\_\_/ Wing No. \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ of building under reference :-

- i) Completion Certificate from \_\_\_\_\_
- ii) Completion Certificate from \_\_\_\_\_
- iii) Document of \_\_\_\_\_
- iv) \_\_\_\_\_

6) Any other conditions applicable.

A set of Certified Completion Plans is returned herewith in token of approval of C.E.O. (SRA).

Note : This permission is issued without prejudice to action under sections 305, 353-A of BMC Act 1888.

Yours faithfully,

Executive Engineer - I/II/III  
Slum Rehabilitation Authority

FORMAT - X

**LETTER OF APPOINTMENT OF ARCHITECT/LICENSED SURVEYOR**

To,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

From : Name of Owner

Address \_\_\_\_\_

Date \_\_\_\_\_

SUB : Appointment of Architect/Licensed Surveyor for proposed  
Building No. on Property bearing C.S. / C.T.S. No.  
\_\_\_\_\_ Village \_\_\_\_\_ at \_\_\_\_\_

Dear Sir,

I/We hereby *engage/appoint* you as my/our Architect/Licensed Surveyor for the above mentioned work on following terms and conditions:-

- 1) **Scope of work** :- Preparation of preliminary/architectural designs and Municipal Drawings to obtain Municipal approval on my / our behalf by liaisoning with authorities for approval, to recommend appointment of structural consultant, plumber and site supervisor/clerk of work in consultation with us at our separate cost, periodical inspection and report of the progress of work periodically at your discretion as per exigencies, issuing the completion certificate based on the certificates of owner/ developer, builder/contractor, site supervisor, structural consultant and plumber and submitting the same to authorities, and to obtain Occupation Permission/ Building Completion Certificate from authorities. Your services do not include constant supervision.
- 2) For day to day supervision I/We will appoint qualified licensed site supervisor during execution of entire work.
- 3) I/We agree to abide by all the conditions subject to which the approval is granted. You will not be responsible for any infringement of the same. On noticing any infringement of any conditions or regulations you shall have right to stop the work to which we shall abide forthwith.
- 4) If I/We do any work departmentally by our supply and purchase of the materials, I/We shall be solely responsible for use of proper materials and workmanship and you shall have all the rights given to an architect under the building contract, on the work.



- 5) *A separate letter is issued to you stating the Professional Fees payable, Mode of payment shall be in accordance with the norms of PEATA/ Council of Architecture.*
- 6) *The fees do not include obtaining any N.O.C./s from other departments or authorities, preparing perspective, models etc.*
- 7) *You will not have right to alter / amend the design / drawings without our approval in writing which entails any financial implications, save and except those required for statutory compliance.*
- 8) *A thirty days clear notice in writing is required by either of the parties to terminate the agreement, during the tendency of which your services shall be continued to be rendered. However, on termination of the agreement the fees shall be paid to the extent of service rendered as per stage of work/payment.*
- 9) *I/We may terminate this agreement by giving one month's notice in writing and further, I/We can appoint any other Architect/Licensed Surveyor only on obtaining your N.O.C. We will not carry out any further work till the New Architect/Licensed Surveyor is appointed and is accepted by the Authorities. In this event, your N.O.C. will not be withheld unreasonably and will be deemed to be issued on our paying your dues, or in the event of dispute, on the matter being referred to the arbitration.*
- 10) *In event of any dispute the matter shall be referred to arbitration before the Arbitrators to be appointed by P.E.A.T.A. / both of us.*
- 11) *You shall hold valid License / Registration issued by the appropriate authority till the Completion of work.  
One copy of this letter pleased be returned in token of approval.*

*Thanking you,*

*Approved and Confirmed*

*Yours faithfully*

*(Signature of Architect/Licensed Surveyor)*

*(Owner/C. A. to the Owner/Developer)*

*C.C. to The Executive Engineer (SRA)*

*Zone \_\_\_\_\_*

*For Information and Record please.*

**LETTER OF APPOINTMENT OF STRUCTURAL ENGINEER**

To,

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

From: Name of Owner

Address \_\_\_\_\_

Date: \_\_\_\_\_

Sub: Appointment of Structural Engineer for proposed Building  
 No. \_\_\_\_\_ on Property Bearing C.S. / CTS No. \_\_\_\_\_,  
 Village \_\_\_\_\_ at \_\_\_\_\_.

Dear Sir,

**I/We hereby engage/appoint you as my/our Consulting Structural Engineer for the above mentioned work on following terms and conditions:-**

- 1) **Scope of Work:** - Preparation of preliminary / Final Structural designs and Municipal Drawings, and typical RCC calculations for submission to Municipal Authorities based on Drawings and details supplied to you by my/our Architect/Licensed Surveyor on my/our behalf, assist me/us in appointment of specialty foundation and or structural consultants, wherever required and agreed to by me/us and in consultation with us at our separate cost, inspection as identified stages of work for inspection of and guidance on my/our completing preparatory work for structural execution and report of the same, issuing the Structural Completion Certificate based on the certificate of site supervisor, submitting the same to authorities through my/our Architect/ Licensed Surveyor. Your services do not include constant supervision.
- 2) For day to day supervision I/We will appoint qualified licensed supervisor during execution of entire work.
- 3) I/we agree to carry out the Structural work strictly in accordance with the design, details and specifications for structural work provided by you. On noting any deviation from or infringement of the same or your instruction on site, you shall have right to stop the work to which we shall abide forthwith.
- 4) If I/We do any work departmentally by our supply and purchase of the materials, I/We shall be solely responsible for use of proper materials and workmanship and you shall have all the rights given to an architect under the building contract, on the work, in as far as Structural works are concerned.

- 5) *A separate letter is issued to you stating the Professional Fees payable, Mode of Payment shall be in accordance with the norms of PEATA/ Institution of Engineers (India).*
- 6) *The fees do not include costs of any specialty or advisory consultation, if required by us, in matters of Structural Design including Computer and Modal Analysis, Soil Investigation, Destructive / Non-Destructive testing of Structures or parts thereof, Load Tests on completed Structures or parts of Structural etc. Also preparation of Bar-bending Schedules and fabrication drawings do not form scope of your work.*
- 7) *You will not have right to alter/amend the design / drawings without our approval in writing which entails any financial load save and except those required for incorporating structural provision due to changes in design/drawings by Architect / Licensed Surveyor.*
- 8) *A thirty days clear notice in writing is required by either of the parties to terminate the agreement during the tendency of which your services shall be continued to be rendered. However, on termination of the agreement the fees shall be paid to the extent of service rendered as per stage of work/payment.*
- 9) *I/we may terminate this agreement by giving one month's notice in writing and further, I/We can appoint any other Consulting Structural Engineer only on obtaining your N.O.C. We will not carry out any further work till the New Consulting Structural Engineer is appointed and is accepted by the Authorities. In this event your NOC will not be withheld unreasonably and will be deemed to be issued on our paying your dues, or in the event of dispute, on the matter being referred to the arbitration.*
- 10) *In event of any dispute the matter shall be referred to arbitration before the Arbitrator to be appointed by P.E.A.T.A. / both of us.*
- 11) *You shall hold valid License / Registration issued by the appropriate authority till the Completion of work.*

*One copy of this letter pleased be returned in token of approval.*

*Thanking you,*

*Approved and Confirmed*

*Yours faithfully,*

*(Signature of Structural Engineer)      Owner/C.A. to the Owner/Developer  
C.C. to The Executive Engineer (SRA)*

*Zone \_\_\_\_\_  
for Information and Record please.*

**LETTER OF APPOINTMENT OF SITE SUPERVISOR**

To,  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

From: Name of Owner/Developer  
Address \_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Sub: Appointment of Site Supervisor for Proposed Construction /  
Development on plot bearing C. S. / CTS No. \_\_\_\_\_  
Village \_\_\_\_\_ at \_\_\_\_\_.

Dear Sir,

As discussed and approved by our Architects \_\_\_\_\_  
\_\_\_\_\_ we hereby appoint you as Site Supervisor for carrying  
out constant day-to-day supervision work for the above work. A letter stating  
the compensation, as agreed by us, is being issued to you separately.

**Scope of Services:-**

1. You will be responsible for Co-ordination between Architect / Licensed Surveyor, Consulting Structural Engineer, Contractor and ourselves.
2. You will be responsible for checking quality of materials used in the construction subject to the final decision given by the Architects/ Consulting Structural Engineer.
3. You will observe and report the quality of workmanship, progress of the work, materials used, materials required, checking of the Bills, taking joint measurements, if any, etc.
4. You will ensure that the copies of the approved plans are available at Site and draw the attention of the concerned Superiors and authority of any infringement of the conditions of the approvals, infringement of regulations etc., as may be directed by Architects.

5. You will personally remain present during casting/erection and Installation of any Structural Member/s starting from foundation up to the completion of all structural work. You will also ensure that any Structural work as executed shall not be disturbed by cutting holes, chases, niches etc. unless specifically approved by structural Engineer.
6. You will maintain Log Book, Site Records, as may be advised/directed by the Architect/Structural Engineer.
7. You are holding the License No. \_\_\_\_\_ of Site Supervision, Grade: \_\_\_\_\_ and shall renew the same from time to time till the construction work, is completed.

Subject to the above, we have appointed you as Site Supervisor and you have countersigned this letter in token of your approval and confirmation.

Thanking you,

Approved and Confirmed

Yours faithfully,

(Signature of the Site Supervisor)

Owner/C.A. to Owner/Developer

Name \_\_\_\_\_

License No. \_\_\_\_\_

Copy forward for information to:-

1) Shri \_\_\_\_\_  
Architect

2) \_\_\_\_\_  
Structural Engineer

3) The Executive Engineer (SRA)  
for Information and Record please.

**LETTER OF APPOINTMENT OF LICENSED PLUMBER**

**From:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Date:** \_\_\_\_\_

To,  
The Chief Executive Officer  
Slum Rehabilitation Authority,  
Mumbai.

Sub : Appointment of Licensed Plumber for proposed building  
No. \_\_\_\_\_ on Plot bearing C. S. / CTS No.  
\_\_\_\_\_ Village \_\_\_\_\_ at \_\_\_\_\_.

Ref. No. : SRA/ENG/\_\_\_\_\_/\_\_\_\_\_/PL/\_\_\_\_\_/\_\_\_\_\_ dt. \_\_\_\_\_

Dear Sir,

With reference to above, we have to inform you that we have appointed  
Shri \_\_\_\_\_ as Licensed Plumber for the  
above said work.

This is for your information and record please.

Thanking you,

Yours faithfully,

(Owner / C.A. to Owner / Developer)

FORMAT - XIV

From : \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

**Notice U/s 302 of BMC Act & Section 44 of Maharashtra Regional  
Town Planning Act,  
( Layout / Subdivision /Amalgamation )**

To,  
Executive Engineer (SRA)

Sub: Proposed Layout/ Subdivision / Amalgamation of  
property bearing C. S./CTS No. \_\_\_\_\_ of  
\_\_\_\_\_ Village \_\_\_\_\_ at \_\_\_\_\_.

I/We intend to carry out the following development at the above  
mentioned land owned by me/us LAYOUT / SUBDIVISION /AMALGAMATION  
and I/We therefore apply as required u/s 44 of M.R & T.P Act, for the permission  
for carrying out the development on our land.

I/We am/are engaging Shri \_\_\_\_\_  
as our Architect/Licensed Surveyor who has agreed to supervise the work.

I/We have to state that I/We do not own any land contiguous to the  
above mentioned plot.

Thanking you,

Yours faithfully,

(Owner/C.A. to Owner/Developer)

**OWNER'S AFFIDAVIT FOR AREA**

(To be typed on stamp Paper of Requisite value )

To,  
The Chief Executive Officer  
Slum Rehabilitation Authority,  
Mumbai.

Sub : Proposed development on property bearing C. S. /  
C.T.S. No. \_\_\_\_\_, of \_\_\_\_\_ Village,  
at \_\_\_\_\_  
Ref. No. : SRA/ENG/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ dt. \_\_\_\_\_

I \_\_\_\_\_ of Bombay, Indian  
Inhabitant, possessing the right of development by virtue of conveyance /  
Lease / Agreement / Power of Attorney dated \_\_\_\_\_ for the property  
bearing C.S. / C.T.S. No \_\_\_\_\_ of Village \_\_\_\_\_ Taluka  
\_\_\_\_\_ and having my residence/office at \_\_\_\_\_  
\_\_\_\_\_ Solemnly affirm and say as under: -

I have submitted the plans through my Architect /Licensed surveyor  
Shri \_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ for development of the aforesaid property.

In order to verify the area, I have also carried out survey of the said  
plot through my Architect /Licensed surveyor to ascertain the correctness of  
the area.

I say that my Architect /Licensed Surveyor has certified the said area  
on the basis of the property register card duly certified by the Superintendent  
of Land Records and /or on the basis survey carried out as per the boundaries  
of he property shown by me/us.

The said area works out to \_\_\_\_\_ Sq. Mts. (In words \_\_\_\_\_)  
and Floor Space has been claimed on the basis of the lessor of the area at  
this stage.

SOLEMNLY AFFIRMED AT MUMBAI.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_

(Name & Signature of Owner / C.A. to Owner)

BEFORE ME.

(Note : To be submitted in original duly Notarised)



UNDERTAKING

The Chief Executive Officer  
Slum Rehabilitation Authority,  
Griha Nirman Bhavan, 5th Floor,  
Bandra (E), Mumbai - 400 051.

Sub: Proposed development on plot bearing No. \_\_\_\_/C.S.  
No./ CTS Nos. \_\_\_\_\_ of Division /  
Village \_\_\_\_\_ at \_\_\_\_\_.

Ref.: NO/SRA/ENG \_\_\_\_\_

I the undersigned Shri / Smt. \_\_\_\_\_  
Secretary / C. A. to Owners \_\_\_\_\_  
hereby agree and undertake as under : -

1) That we will handover land in Set-back/D. P. Road free of encumbrances to Municipal Corporation of Gr. Mumbai / Slum Rehabilitation Authority, in lieu of its area benefit is claimed in proposed development.

2) That we will comply with all the terms and conditions laid down under above reference, by the Slum Rehabilitation Authority, in their Letter of Intent (LOI) and Intimation of Approval (IOA).

3) That (Any other specific condition required by the C.E.O. (SRA) \_\_\_\_\_  
\_\_\_\_\_.

This undertaking is binding on me/us, my/our Heirs, Executors, Assignees, Nominees etc. who soever deriving title though or under me / us.

SOLEMNLY AFFIRMED AT MUMBAI.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_.

(Signature, Name & Address of the  
Applicant / Developer)

(Note: To be printed on requisite value of Stamp Paper and to be submitted in original)

**FORM OF NOTICE FOR START OF WORK  
APPENDIX – XV**

**(Regulation 6(2) and Section 347(i)(a) of the Municipal Corporation Act 1888)**

To,  
The Executive Engineer (SRA),

Sir,

The development work /erection /re-erection/demolition or material alteration in/of a Building No. \_\_\_\_\_ on /in plot No. C. S. No. /C. T. S No. \_\_\_\_\_ of Division / Village/Town Planning/Scheme No \_\_\_\_\_ Situated at \_\_\_\_\_ Road/Street \_\_\_\_\_ Ward \_\_\_ will start on \_\_\_\_\_ In accordance with your permission No. \_\_\_\_\_ date \_\_\_\_\_ under the supervision of \_\_\_\_\_ Architect / Licensed Surveyor /Engineer/Structural Engineer /Supervisor and in accordance with the plans sanctioned.

Signature of the Owner \_\_\_\_\_

Name of the Owner \_\_\_\_\_

In Block Letters

Address of the Owner \_\_\_\_\_

Date \_\_\_\_\_

(on requisite value of Stamp Paper Duly Notorised)

FORMAT - XVIII

**INDEMNITY BOND FOR NO NUISANCE**

To,  
The Chief Executive Officer  
Slum Rehabilitation Authority - Mumbai,  
Mumbai - 400 051.

Sub: Proposed building no. \_\_\_\_ on plot bearing C. S. / CTS  
Nos. \_\_\_\_\_ of Division / Village  
\_\_\_\_\_ at \_\_\_\_\_  
Mumbai.

SRA Ref. No.: SRA/ENG/\_\_\_/\_\_\_/\_\_\_/\_\_\_\_. dt. \_\_\_\_\_

*In consideration of agreeing to approve plans for above proposed work on the above referred property, I/We hereby agree, undertake and indemnify and keep, indemnified Slum Rehabilitation Authority - Mumbai, against any risks, damages, injuries or accidents to building or any person, occupier/s or worker/s on site during the course of construction.*

*I/We hereby further undertake and indemnify that No nuisance will be casued during the course of construction work and the Slum Rehabilitation Authority - Mumbai is further indemnified to that effect.*

*This indemnity bond is binding on us, our heirs, nominees & Executors etc. whomsoever deriving title through or under me / us.*

SOLEMNLY AFFIRMED AT MUMBAI

Dated \_\_\_\_\_.

Before me:

(Signature, Name & Address of the  
Owner / Developer)

(on requisite value of Stamp Paper Duly Notorised)

FORMAT - XIX

APPENDIX XXIII

**[Regulation 6 (8)]**

*Indemnity for Part Occupancy Certificate*

**The Chief Executive Officer**

Slum Rehabilitation Authority,  
Mumbai.

Sir,

Sub: Building on plot bearing No. \_\_\_\_\_ C. S. No.  
/ CTS No. \_\_\_\_\_, Village / Division  
\_\_\_\_\_, at \_\_\_\_\_ Mumbai.

Ref.: SRA/ENG/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/ dt. \_\_\_\_\_

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No. \_\_\_\_\_, dated \_\_\_\_\_. I indemnify the Slum Rehabilitation Authority Mumbai, against any risk, damage and danger which may occur to occupants and users of the said portion of the building also undertake to take necessary security measures for their safety. This undertaking will be binding on me/us, our heirs, administrators and our assignees.

Yours faithfully,

(Signature, Name and Address of  
Secretary / Developer)

At Mumbai.

Date :

Before Me.

**Completion Certificate By Owner / Developer**

I/We \_\_\_\_\_ has/have undertaken the work of Development as described hereunder and completed the construction of the same through the various agencies as required and described hereunder.

**Description of Development**

Sub: Proposed Development / Work on plot bearing C. S. / C.T.S. No./s \_\_\_\_\_ of \_\_\_\_\_ Division / Village \_\_\_\_\_ at \_\_\_\_\_ Road, in \_\_\_\_\_ ward.

**Details of Various Agencies**

Agency	Name	Address
Architect / Licensed Surveyor	_____	_____
Consulting Structural Engineer	_____	_____
Licensed Site Engineer	_____	_____
Builder / Contractor	_____	_____
Licensed Plumber	_____	_____

I further state that whenever I/We have supplied the Building Materials used in the Construction, the same has been of required standard and quality as prescribed by the concerned professionals and that the entire Construction / Development work as described above has been completed to my / our satisfaction.

(Name, Signature & Address of Owner/ Developer)

Date : \_\_\_\_\_

Place : \_\_\_\_\_

Copies submitted to:

- 1) Architect / Licensed Surveyor
- 2) Consulting Structural Engineer

**Completion Certificate By Builders / Contractors**

I/We \_\_\_\_\_ have undertaken the work of development on property bearing CTS NO. \_\_\_\_\_ at \_\_\_\_\_, as per architectural designed & plans prepared by M/s. \_\_\_\_\_ duly sanctioned by Slum Rehabilitation Authority - Mumbai under No. \_\_\_\_\_ dated \_\_\_\_\_ and I/We hereby certify that all materials used, workmanship and methodology employed in the construction, described hereunder at aforesaid premises, are as per prescribed standards. I/We further certify that stipulations of applicable codes, Architect's, Consulting Structural Engineer's and / or other Consultant's instructions, have not been infringed with, to the best of my/ our knowledge and the construction described herein after is complete in all respects to render it fit for occupation for the intended use.

Description of work \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Name, Signature & Address of Contractor/Builder)

Date : \_\_\_\_\_

Place : \_\_\_\_\_

Copies submitted to:

- 1) Architects
- 2) Consulting Structural Engineer
- 3) Owner / Developer

**(On the letter Head of Architect / Licensed Surveyor )**

FORMAT - XXIII

**ARCHITECT/LICENSED SURVEYOR'S SUPERVISION MEMO.**

**(FOR LAYOUT / SUBDIVISION / AMALGAMATIONS)**

Date : \_\_\_\_\_

The Chief Executive Officer  
Slum Rehabilitation Authority - Mumbai,  
Mumbai - 400 051.

Dear Sir,

SUB : Proposed Layout/Sub-division/Amalgamation of  
property bearing C.S. /C.T.S. No. \_\_\_\_\_ Village  
\_\_\_\_\_ at \_\_\_\_\_ Mumbai.

REF : Notice U/s. 302 of B.M.C. Act, submitted by Shri/ M/s.  
\_\_\_\_\_

*I have to inform you that I have agreed to supervise the work of aforesaid development including demarcation of plot boundaries, construction of internal roads, etc. on behalf of the Owners. I have advised my clients not to dispose off any of the sub-divided plots unless and until all the roads are constructed and their completion certificate is accepted by the Slum Rehabilitation Authority.*

*I have to state that the information supplied by the Owners in the enclosed Notice under section 302 of B.M.C. Act 1888 is correct to the best of my knowledge.*

Thanking you,

Yours Faithfully,

( \_\_\_\_\_ )  
NAME OF ARCHITECT / LICENSED SURVEYOR

REGISTRATION NO. / LICENSE NO.

SUPERVISION MEMO OF ARCHITECT / LICENSED SURVEYOR

APPENDIX – XI  
(Regulation 5(3) (ix))

To,  
The Chief Executive Officer  
Slum Rehabilitation Authority - Mumbai,  
Mumbai - 400 051.

Sir,

The development/erection/re-erection/demolition or material alteration of the building on Plot No. \_\_\_\_\_/C.S. No. \_\_\_\_\_ / C.T.S. No \_\_\_\_\_ of Division / Village / Town Planning / Scheme No. \_\_\_\_\_ situated on Road / Street \_\_\_\_\_ Ward \_\_\_\_\_ will be carried out under my supervision. All the materials (type and grade) and the workmanship of the work will generally tally with the general specifications submitted along with the plans and the work will be carried out according to the sanctioned plan. I shall be responsible for the execution of the work in all respects.

Your faithfully,

Signature of Architect / Licensed Surveyor \_\_\_\_\_

Name : \_\_\_\_\_  
(In Block Letters)

License No : \_\_\_\_\_

Address : \_\_\_\_\_

Date: \_\_\_\_\_

Note: To be typed on Architect/Licensed Surveyor's Letter Head.



**PLOT AREA CERTIFICATE**

(on the letter Head of Architect /Licensed Surveyor )

Date : \_\_\_\_\_

To,  
The Chief Executive Officer,  
Slum Rehabilitation Authority - Mumbai,  
Bandra (E), Mumbai - 400 051.

SUB: Proposed Building /Additions & Alterations on plot  
bearing C.S. /C.T.S. No \_\_\_\_\_ Village  
\_\_\_\_\_ at \_\_\_\_\_ Mumbai, for  
Shri /M/s \_\_\_\_\_.

REF: \_\_\_\_\_

Sir,

I have submitted a proposal on behalf of my/our client Shri /M/s  
\_\_\_\_\_ For the proposed development on  
the above referred property. The area of the property is \_\_\_\_\_ Sq. Mts.  
as per the P.R Cards obtained from city Survey office by my aforesaid client  
.In order to verify the area,/ I/We have carried out the survey of the said plot  
through our staff to ascertain correctness of the area mentioned in the Property  
Register Card. The said survey has been carried out on the basis of the  
boundaries of the property shown by the Owner/client.

The said area as per the survey now works a out to \_\_\_\_\_  
Sq. Mts. However F.S.I is claimed for the plot area \_\_\_\_\_ Sq. Mts.

Thanking you,

Yours Faithfully

(Architect/Licensed Surveyor)  
Registration / License No.

FORMAT - XXVI

**FORM FOR INTIMATION OF COMPLETION OF WORK  
UP TO PLINTH LEVEL**

**APPENDIX - XVI**  
(Regulation 6(4))

To,  
The Chief Executive Officer  
Slum Rehabilitation Authority - Mumbai,  
Mumbai - 400 051.

Sir,  
The construction up to plinth / column up to plinth level / up to stilt slab level has been completed of Building No. \_\_\_\_\_ on plot No. \_\_\_\_\_ C.S. No. \_\_\_\_\_ C.T.S. No. \_\_\_\_\_ of Division/Village/Town Planning/Scheme No. \_\_\_\_\_ Road / Street \_\_\_\_\_ Ward \_\_\_\_\_ In accordance with your permission No. \_\_\_\_\_ dated \_\_\_\_\_ under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully,

Signature of Architect / Licensed Surveyor \_\_\_\_\_

Name \_\_\_\_\_

In Block Letter

Address \_\_\_\_\_

\_\_\_\_\_

Date:

Note: On the Letter Head of Architect/Licensed Surveyor.

2. (Certificate to be issued by Architects / Licensed Surveyor on his / her letter head)

**Completion Certificate By the Architect / Licensed Surveyors**

I/We hereby \_\_\_\_\_ have undertaken assignment as architects for the development work on property bearing No. \_\_\_\_\_ for M/s. \_\_\_\_\_ as developer/Owner, sanctioned by the Chief Executive Officer (SRA) under No. SRA/ENG/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ dated \_\_\_\_\_. The following listed firms/persons are associated in the work.

- Owner/Developer - M/s. \_\_\_\_\_  
Address: \_\_\_\_\_
- Contractors/Builders - M/s. \_\_\_\_\_  
Address: \_\_\_\_\_
- Site Supervisor - M/s. \_\_\_\_\_  
Address: \_\_\_\_\_
- Consulting Structural Engineer - M/s. \_\_\_\_\_  
Address: \_\_\_\_\_

Based on completion certificate issued by:

- 1) M/s. \_\_\_\_\_ Owner/Developer
- 2) M/s. \_\_\_\_\_ Builder/Contractor
- 3) M/s. \_\_\_\_\_ Site Supervisor
- 4) M/s. \_\_\_\_\_ Consulting Structural Engineer

and periodic site inspection carried out by me/through my staff from time to time. I certify that the work is carried out as per design and specification prepared by me/us. The work is carried out as per prescribed applicable standards and codes, rules, regulation and stipulations materials used, workmanship and methodology employed for construction work are of accepted standards, and the work is complete to render it fit for intended use, to the best of my knowledge and belief.

Date : \_\_\_\_\_  
Place : \_\_\_\_\_

( \_\_\_\_\_ )  
Signature of Architect

Copies submitted to:

- 1) S.R.A.
- 2) Developers/Owner

**FROM FOR DEVELOPMENT (BUILDING)COMPLETION CERTIFICATE**

(By Architect / Licensed Surveyor)

**APPENDIX – XVIII**

(Regulation 6 (7))

To,  
The Chief Executive Officer  
Slum Rehabilitation Authority - Mumbai,  
Mumbai - 400 051.

Sir,

I certify that the erection/re-erection or part/full development work in/on building/part building No. \_\_\_\_\_ on/in Plot No. C.S. No./ C.T.S. No. \_\_\_\_\_ of Division/Village/Town Planning/Scheme No. \_\_\_\_\_ situated at \_\_\_\_\_ Road/Street \_\_\_\_\_ Ward \_\_\_\_\_ has been supervised by me and has been completed on \_\_\_\_\_ according to the plan sanctioned under your office communication No. \_\_\_\_\_ dated \_\_\_\_\_. The work has been completed to my best satisfaction and the workmanship and all the materials (type and grade) have been used strictly in accordance with general and detailed specifications. No provisions of the Act or Development Control Regulations, No Requisitions made, Conditions prescribed or Orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans one of which is cloth mounted. The building is fit for occupancy for which it has been erected/re-erected or altered/ constructed and enlarged.

I have to request you to arrange for the inspection and give permission for the occupation of the building.

Thanking you,

Yours faithfully,

Signature of Architect / Licensed Surveyor

Name \_\_\_\_\_

In Block Letters

Address \_\_\_\_\_

License No. \_\_\_\_\_

Date:

Note: On the Letter Head of Architect/Licensed Surveyor.

**SUPERVISION MEMO OF STRUCTURAL ENGINEER.**

DATE : \_\_\_\_\_

To,  
The Chief Executive Officer  
Slum Rehabilitation Authority - Mumbai,  
Mumbai - 400 051.

Dear Sir,

Subject : Proposed development on plot bearing C. S. /  
C.T.S. No. \_\_\_\_\_ of \_\_\_\_\_  
Division / Village \_\_\_\_\_ at \_\_\_\_\_.

With reference to the letter of our appointment dated \_\_\_\_\_  
addressed to you, by the Owner/Developer etc. Shri \_\_\_\_\_  
of \_\_\_\_\_. I hereby confirm that I have agreed to  
act as the Consulting Structural Engineer for the above proposal.

I further confirm that the structural design and calculations shall be in  
conformity with the provisions of I. S. Code nos. 1893 & 4326 taking in to  
consideration the Seismic forces etc. as required by the planning authority.

Thanking you,

Yours Faithfully

C. C. to : 1. Owner.  
2. Architect / Licensed Surveyor (Consulting Structural Engineer)  
Registration No. \_\_\_\_\_.

Note : On the Letter Head of Structural Engineer.

**STRUCTURAL STABILITY CERTIFICATE  
(FOR ADDITIONS & ALTERATIONS)**

To,  
The Chief Executive Officer  
Slum Rehabilitation Authority \_ Mumbai,  
Mumbai - 400 051.

Dear Sir,

Sub: Proposed additions & alterations to Existing Building  
on plot bearing \_\_\_\_\_  
\_\_\_\_\_

With reference to the letter under No. \_\_\_\_\_ dt. \_\_\_\_\_  
Addressed to you by the Owner / Developer Shri \_\_\_\_\_  
I hereby confirm that it is possible to carry out work as shown in the plans of  
the Architects / Licensed Surveyors with suitable structural changes/without  
making structural changes/by taking independent columns & lift shaft etc.

Thanking you,

Yours Faithfully

(Consulting Structural Engineer)  
Registration No. \_\_\_\_\_.

- C.C. to 1) Owner  
2) Architect/Licensed Surveyor.

Note : On the Letter Head of Structural Engineer.

**COMPLETION CERTIFICATE FOR STRUCTURAL STABILITY  
(FOR NEW BUILDING)  
BY STRUCTURAL CONSULTING ENGINEER**

Date \_\_\_\_\_

To,  
The Chief Executive Officer  
Slum Rehabilitation Authority - Mumbai,  
Mumbai - 400 051.

Dear Sir,

1. Proposal : \_\_\_\_\_
2. Your Ref. No. : \_\_\_\_\_
3. Name and address of  
Licensed Surveyor/Architect : \_\_\_\_\_

*I hereby certify that the Structural work of the above Building has been carried out as per my Structural design and details and that the said structure is safe and stable for the purpose for which it is intended. Set of final completion plans of the structural work, mounted on canvas are enclosed herewith.*

(Consulting Structural Engineer)  
Registration No. STR -

Copies submitted to :-

- i) Architect / Licensed Surveyor
- ii) Owner / Developer

(Note :- On the Letter head of the Structural Engineer)

**SUPERVISION MEMO OF SITE SUPERVISOR**

FROM : \_\_\_\_\_  
\_\_\_\_\_

DATE : \_\_\_\_\_

To,  
The Chief Executive Officer  
Slum Rehabilitation Authority - Mumbai,  
Mumbai - 400 051.

SUB : \_\_\_\_\_  
\_\_\_\_\_

YOUR REF: \_\_\_\_\_

Dear Sir,

This has in reference to the letter from Owner/Developer Shri \_\_\_\_\_ conveying my appointment as site supervisor for the above job. I hereby agree to supervise the above development as per the designs and plans prepared by the Architect and Structural Engineer and as per the plans approved by the C.E.O. (SRA). This letter be treated as my supervision memo please.

Thanking you,

Yours Faithfully,

( \_\_\_\_\_ )  
NAME

Copies submitted to :

- i) Architect / Licensed Surveyor
- ii) Structural Engineer
- iii) Owner / Developer

Registration No./ License No.



**Completion Certificate: by the "Site Supervisor"**

I/We \_\_\_\_\_, residing at \_\_\_\_\_, have undertaken assignment as site supervisor on the work carried out on property bearing CTS NO. \_\_\_\_\_ at \_\_\_\_\_ as per architectural design & plans prepared by \_\_\_\_\_ duly sanctioned by Slum Rehabilitation Authority - Mumbai under No. \_\_\_\_\_ dated \_\_\_\_\_ for M/s. \_\_\_\_\_ as owner / developer & M/s. \_\_\_\_\_ has been acting as contractors.

In addition to my/our site reports and certificates submitted from time to time to architects M/s. \_\_\_\_\_, I hereby certify that the entire work has been carried out under my/our personal supervision satisfactorily. I hereby certify that all the materials used, workmanship and methodology employed for the construction at aforesaid premises, by M/s. \_\_\_\_\_ are as per prescribed standards. I further certify that no stipulation of applicable codes, rules regulations any instruction and direction of Architect, Consulting Structural Engineer's or other Consultants have been infringed with to the best of my knowledge and the construction described herein after is completed in all respects to render it fit for occupation for intended use.

Description of work

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date : \_\_\_\_\_

Place : \_\_\_\_\_

Copies submitted to:

- 1) Architect
- 2) Consulting Structural Engineer
- 3) Owner / Developer

( \_\_\_\_\_ )  
Signature, Name, Address &  
License No. of Site Supervisor

SUPERVISION MEMO OF LICENSED PLUMBER

From : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date : \_\_\_\_\_

*The Chief Executive Officer  
Slum Rehabilitation Authority  
Mumbai - 400 051.*

*Sub : Drainage & Sanitation work of proposed development  
on plot \_\_\_\_\_*

*Your Ref. : SRA/ENG/\_\_\_\_\_*

*This is in reference to the letter of appointment issued by the Owner /  
Developer, I hereby confirm having agreed to act as Licensed Plumber for the  
above proposal.*

*Thanking you,*

*Yours faithfully,*

*Copies submitted to : - (Name, Signature, Address of Licensed Plumber)*

- i) Architect / Licensed Surveyor*
- ii) Structural Engineer*
- iii) Owner / Developer*

*(Note : On the Letter Head of Licensed Plumber)*

FORMAT - XXXV

**DRAINAGE COMPLETION CERTIFICATE BY LICENSED PLUMBER  
APPENDIX - XIX**

(Regulation 6(6))

See Sub-Section (3) of Section 259-A of the  
Bombay Municipal Corporation Act, 1888)

To,  
The Chief Executive Officer  
Slum Rehabilitation Authority - Mumbai,  
Mumbai - 400 051.

Sir,

Sub: Drainage Completion Certificate for the proposed bldg.  
on plot bearing no. \_\_\_\_\_, C. S. / C.T.S. No.  
\_\_\_\_\_ at \_\_\_\_\_.

Ref.: SRA/ENG/\_\_\_\_\_

*I do hereby certify that all vertical and underground drainage including of main lines, branch lines, inspection chambers, gully trap chambers for the above referred bldg. has been completed to my entire satisfaction and that the workmanship and whole of materials used are of the best quality and that no provision of the act and the byelaws and no requisition made conditions prescribed or order issued, has been transgressed in the course of works.*

*I have carried out the smoke test for the vertical drainage line and no ages found while testing.*

Yours faithfully,

Signature, Name of Licensed Plumber  
License No. \_\_\_\_\_

(Note: On the Letter Head of Licensed Plumber)



"Shri Chamunda Krupa"

*With Best Compliments From*



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**Arun B. Solanki**

(R) 2422 4463

**Anil P. Kenia**

(R) 2446 3196

**Office:**

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Off. L. J. Road, Mahim, Mumbai 400 016  
Tel.: 022-56292337

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Worli, Mumbai - 400 018.



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