

SLUM REHABILITATION AUTHORITY

No. : SRA/ENG/

Date : 10-11-2009

Circular No. 103

Sub : Working out of equivalent tenements of commercial
slum structures in S.R. Schemes.

In S.R. Schemes where residential tenements are rehabilitated the commercial tenements are also considered for rehabilitation. As per the provision of 3.12 & 3.13 of Appendix-IV of Reg. 33 (10) of DCR 1991, it is mentioned that "the minimum tenement density shall have to be achieved to 500 tenements per hectare and all non-residential tenements built up area shall have to be included in the computation of minimum density but on the scale of 20.90 sq.mt. of carpet area being one tenement".

As per Govt. Notification u/No. TPB-4308/1270/CR-175/ 08/UD-11 dtd. 16-4-2008, the carpet area of residential tenements has increased to 20.90 sq.mt. to 25.00 sq.mt.

In the S.R. Schemes where 25.00 sq.mt. rehab tenement area is considered, the equivalent tenements for commercial tenements shall be worked out as illustrated below.

- Existing eligible tenements as per Annexure-II - Res-65, Comm-6, R/C-7. Total t/s. on site = 78 nos.
- Net Plot Area - 2050 sq.mt.
- Existing tenement density = 380.48/hectare

Annexure-II No.	Existing area approved in Annexure-II (sq.mt.)	Area considered by SRA (sq.mt.)	Equivalent commercial t/s.
1	5.57	5.57	96.54/25.00= 3.86 Say 4 nos.
2	20.90	20.90	
3	60.85	20.90	
4	125.90	20.90	
5	85.90	20.90	
6	7.37	7.37	
TOTAL	306.49	96.54	

- Existing tenants = 76 nos. (R-65, Equiv. Comm-1, R/C-7)
- T/s. required as per 500 t/hectare = 103 nos.
- PAP generated = 27 nos.
- Total t/s. constructed on site = 105 nos. (R-65, C-6,R/C-7, PAP-27)
- T/s. density achieved = 512 t/hectare

All engineering staff shall follow the above guidelines as policy for working out the equivalent commercial tenements in S.R. Schemes.

Signature
 15/12/2009
 Dy.Ch.Eng. (SRA)

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